



Lautrec
Gislingham Road
Finningham
Stowmarket, Suffolk
IP14 4HY

Price £395,000

No Onward Chain





A well presented detached chalet bungalow with spacious accommodation including a large ground floor master bedroom with en-suite.

Entrance hall, 4 bedrooms, sitting room, dining room, kitchen, en-suite shower room, bathroom, garage, ample off-road parking and large rear garden.



Location

Lautrec is set in the pretty and semi-rural village of Finningham and is within a Conservation Area. Countryside walks meander throughout the village with the small River Dove passing through. Within the village is The White Horse public house and 'Finbow's Yard' offering café and shops, along with a well stocked village store set approximately 2 miles distant in the nearby village of Bacton. The well served town of Stowmarket is approximately 8 miles away offering a full range of everyday amenities and mainline railway station with regular links to London Liverpool Street. Nearby towns such as, Diss, Bury St Edmunds and Needham Market offer a further range of everyday amenities, recreational and cultural facilities along with schooling. There are good road links to the A143 and A140 linking to the A14.





The Property

This good sized detached chalet bungalow has recently undergone a period of improvement and the addition of a large extension to create a spacious master bedroom with en-suite. With the downstairs accommodation comprising two good sized and light reception rooms, the sitting room benefiting from sliding doors to the rear patio and garden, a large master bedroom with en-suite and separate bath/shower room, this property would be ideal for family living or couples. The kitchen has space for a breakfast table and there is a separate dining room and living room which overlooks the rear garden. There is also a single bedroom/study located via the entrance hall.

The first floor has two large double bedrooms both with ample storage space and eaves storage running the length of the property. There is also a separate toilet located on the landing.

Outside

The property sits back from the road and occupies a generous plot size. The front garden is fenced and has ample off-road parking in front of the single garage. The rear garden is laid mainly to lawn with trees to the rear boundary and backs onto a meadow which lies within a Conservation Area. There is also a large patio area set off the sitting room for alfresco dining and there is scope to add an extension to the rear elevation, perhaps to extend the kitchen and incorporate a garden room.

Services

Mains water, electricity and drainage are connected to the property. Oil fired boiler providing heating to radiators and domestic hot water.

Directions

From Diss head west on the A143 towards Bury St Edmunds, bypassing the villages of Botesdale and Rickingham. Take the left turn onto the B1113 signed Gislingham and Stowmarket and proceed along this road until reaching the village of Finningham. On entering Finningham take the next left onto Gislingham Road. Continue along Gislingham Road taking the next right and the property will be found shortly on the right hand side.

Viewing

Strictly by appointment with TW Gaze.

Freehold

Ref: 17303/REY

Energy Efficiency Rating		Environmental Impact (CO2) Rating	
Current	Potential	Current	Potential
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

Important Notice

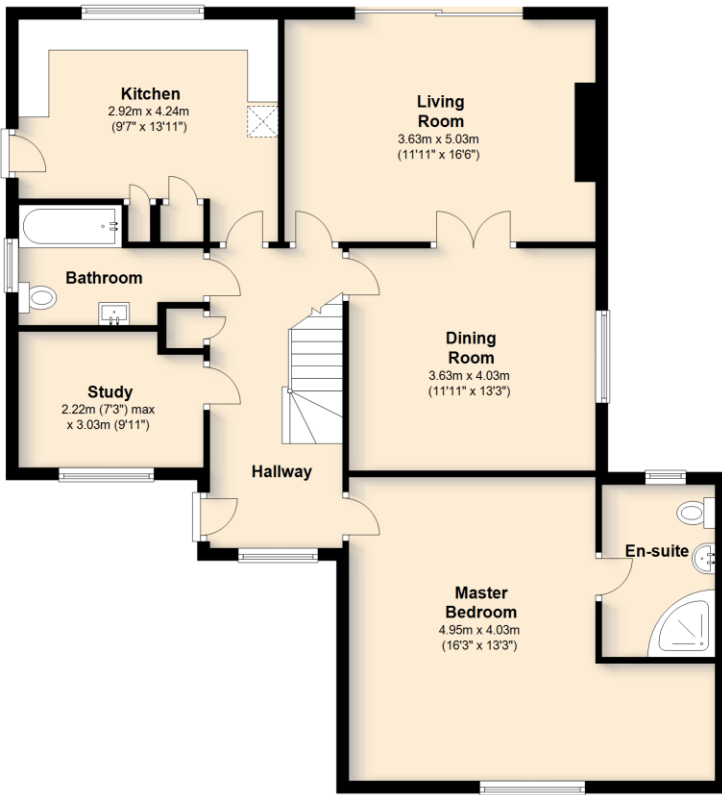
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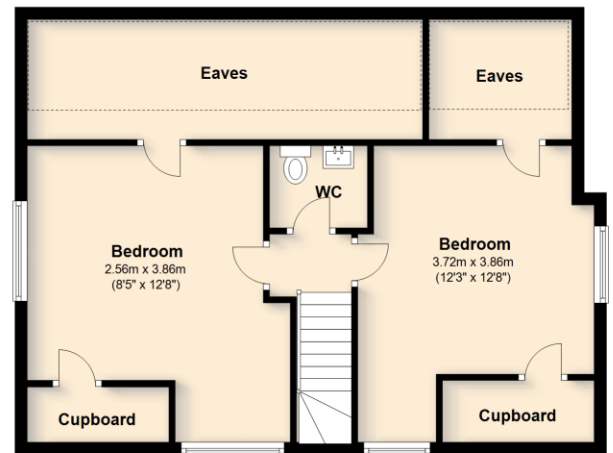
Ground Floor

Approx. 101.5 sq. metres (1092.7 sq. feet)



First Floor

Approx. 62.9 sq. metres (677.2 sq. feet)



Total area: approx. 164.4 sq. metres (1769.9 sq. feet)

In accordance with the latest Money Laundering Regulations we are now required to obtain proof of identity and address from prospective purchasers before solicitors can be instructed.

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