



Guide Price £400,000

3 The Churchfields, Rectory Road, Wyverstone, Stowmarket, IP14 4SH

This EXCEPTIONALLY SPACIOUS 4 BEDROOM DETACHED HOME WITH DOUBLE GARAGE is situated in a quiet cul de sac amongst properties of a similar age and quality. The property has OUTSTANDING FARMLAND VIEWS TO THE REAR and has AN ELEVATED POSITION within the village looking out towards Bacton. The property itself has been owned by the present vendors for the past 2 years and in that time a great deal of work has taken place with REPLACEMENT EXTERNAL DOORS, new hot water cylinders and heating controls AND HAS BEEN DECORATED THROUGHOUT. There is a good sized kitchen, 2 separate reception rooms and THE DOUBLE GARAGE ALSO HAS THE BENEFIT OF A WORK FROM HOME OFFICE TO THE REAR. The property has oil fired radiator central heating and recently replaced new upvc external doors and viewings are strictly through appointment with the above agents.

The accommodation on offer is as follows:

ENTRANCE HALL:

With radiator, stairs to first floor and cupboard under the stairs.

CLOAKROOM:

With suite comprising low level WC, vanity hand basin, half tiled walls, radiator, laminate style flooring and window to the side.

LIVING ROOM:

A light and airy room with large bay window to the front aspect, 3 radiators, brick open fire, TV point, telephone point and French Doors with side borrowed lights leading to:

CONSERVATORY:

With ceramic tiled floor ,2 radiators, French Doors to outside and vaulted ceiling.

DINING ROOM:

Again a light and airy room with window to the front aspect and radiator.

KITCHEN/ BREAKFAST ROOM:

With range of high and low level beech style units with integrated eye level oven, hob and hood, recently replaced sink and tap, ceramic tiled splash backs, laminate style flooring, radiator, space for table and separate breakfast bar, window to rear and communicating door to:

UTILITY ROOM:

With high & low level fitted limed oak style units, plumbing for washing machine, sink unit, space for fridge freezer, door to the outside and ceramic tiled floor.

ON THE FIRST FLOOR:

Galleried style landing with large window to the front aspect, loft access and shelved airing cupboard with recently replaced water tank and heating controls.

MASTER BEDROOM:

With radiator, TV point, telephone point, window to the rear, outstanding views over farmland and the garden.

EN SUITE:

Comprising low level WC, pedestal hand basin, panelled bath with mixer tap & shower attachments, fully tiled walls in a travertine style finish, laminate style flooring, heated towel rail, extractor fan.

BEDROOM 2:

With outstanding views over the rear farmland and radiator.

BEDROOM 3:

With radiator and window to the front.

BEDROOM 4:

With radiator and window to the front.

FAMILY SHOWER ROOM:

With suite comprising low level WC, pedestal hand basin, double shower in cubicle, heated towel rail, extractor light, fully tiled walls, window to the side and laminate style flooring.

OUTSIDE:

The property is situated in a cul de sac of four similar style properties with its own private access shared by the small development. There is a large driveway providing off road parking for approximately 4 cars and leading to a double garage with two up & over doors and power & light connected. There is also a personal door to the rear. Adjacent to the property is a parcel of land with mature trees and shrubs which is also included in the sale. There is a large lawn with side flower & shrub borders and a pathway with herringbone block pavers to match the driveway giving access to the front door. There is side access which gives access to the rear garden. The oil fired boiler is located to the right hand side of the property providing domestic hot water & central heating. There is a large patio to the rear, lawns, side flower & shrub borders and outstanding views over farmland to the rear. The personal door to the rear garage is located to the rear of the property and there is useful storage space in the garage also.

OFFICE:

There is a useful work from home office which is accessed by two double French doors to a useful workspace with vaulted ceiling, heating system, ample power points etc. Ideal for a work from home office or playroom if required.

DIRECTIONS

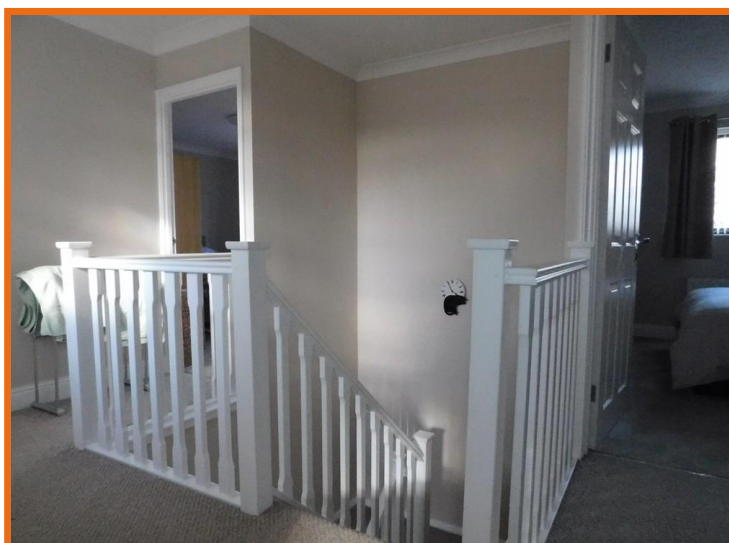
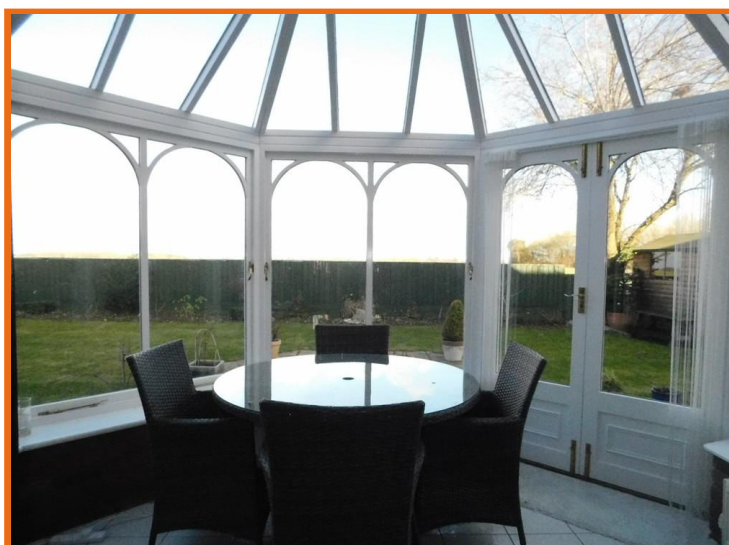
Head east onto Tavern St, follow the B1115, turn left onto Gipping Way A1308, at the roundabout take the 2nd exit onto Tot Hill A1308, at the roundabout take the 3rd exit, turn right onto Fishponds Way. Continue onto Old St, continue onto Bacton Rd, continue onto Haugley Green, continue to Rectory Rd, continue onto the Street, turn left towards Wyverstone Rd, turn right onto Wyverstone Road, continue onto Church Hill turn left onto Rectory Road where the property will be found.

FLOORPLANS

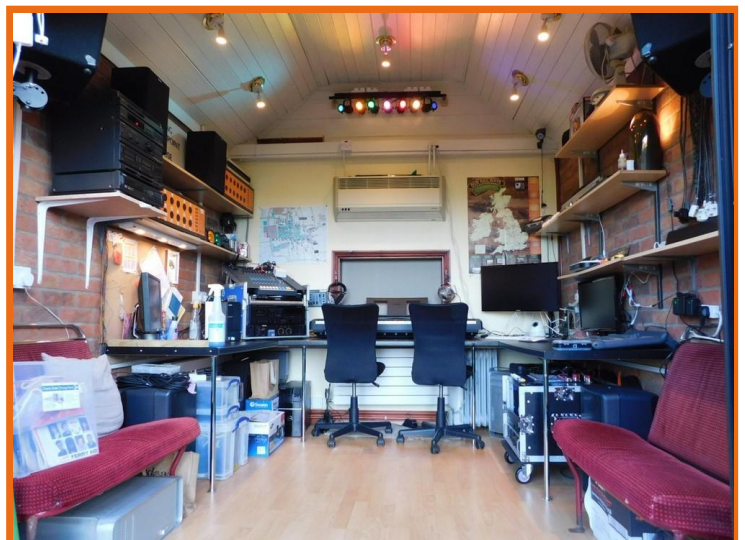
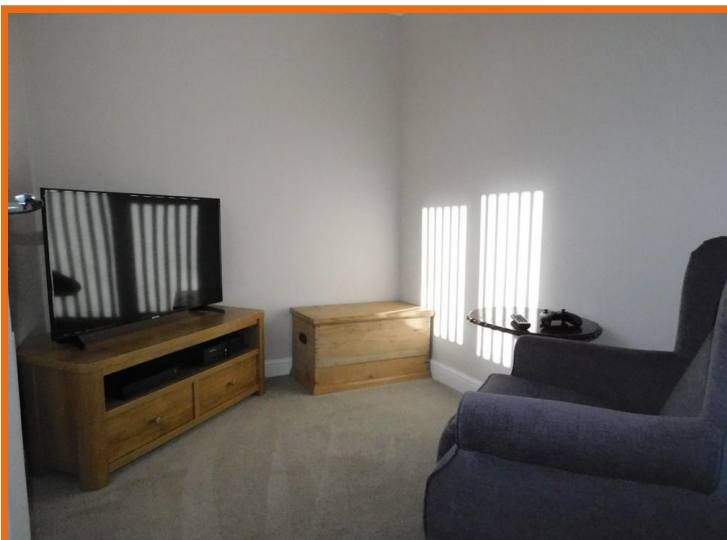


While every effort has been made to ensure the accuracy of the floor plan, connected parts, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capacity or efficiency can be given.
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PHOTOGRAPHS

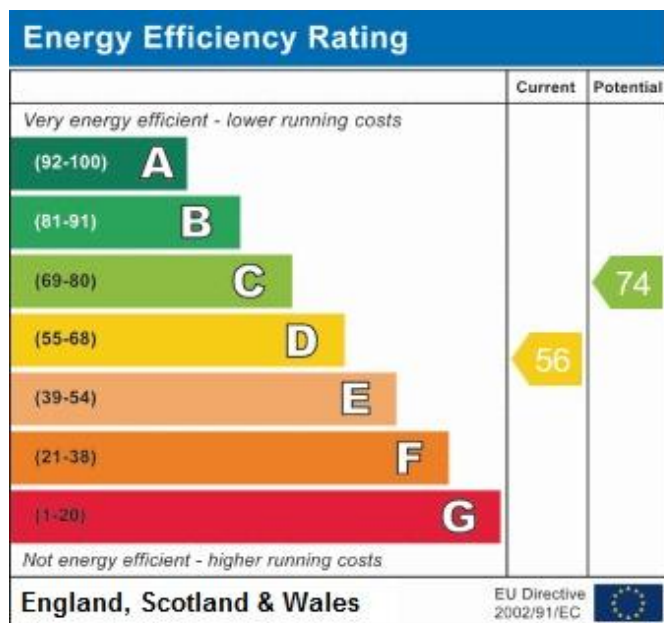


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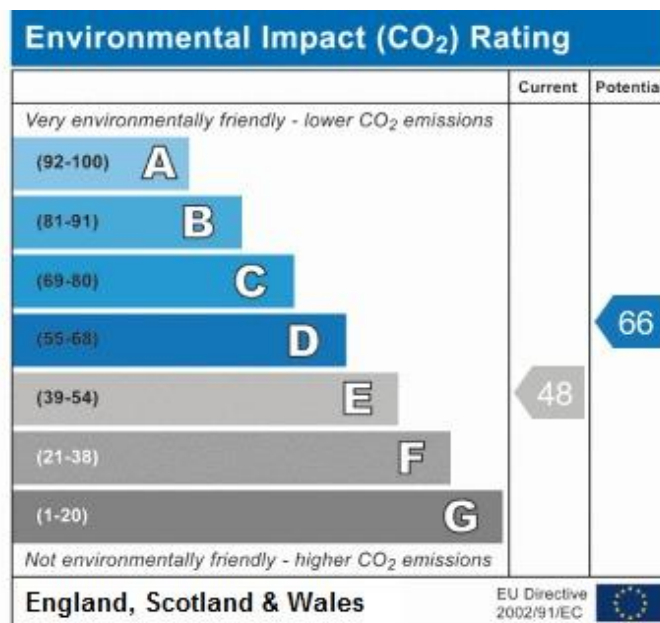


PHOTOGRAPHS





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PROPERTY NOTES



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