



£400,000

Town Farm Barn, Town Lane, Wetheringsett, Stowmarket, IP14 5QH

BUCKS Property Agents are pleased to offer for sale this RECENTLY CONVERTED 3 BEDROOM DETACHED BARN, which is nearing completion. The property is situated in the POPULAR village of Wetheringsett, which lies twixt Diss and Stowmarket. The property itself has been converted to the highest of standards and boasts OPEN PLAN LIVING ACCOMODATION with a NEWLY FITTED KITCHEN, affording granite worktops and INTEGRATED APPLIANCES. There is a separate utility room, THREE GOOD SIZE BEDROOMS and an EN SUITE to the master. The property also affords high ceilings throughout, ensuring the property has an extremely spacious and airy feel. The owner has also included oak veneered internal doors and all sockets, light fittings and USB ports are brushed chrome. Wetheringsett is an idyllic village, situated close to other popular villages including Debenham and Mendlesham. This property benefits from a SINGLE GARAGE, OFF ROAD PARKING FOR SEVERAL VEHICLES and VIEWS OVERLOOKING FIELDS.

The accommodation on offer is as follows:

ENTRANCE PORCH:

The property has infrared underfloor heating throughout. The entrance porch leads to:

OPEN PLAN KITCHEN/DINER/SITTING ROOM:

Kitchen Area: With recently fitted modern range of units, granite worktops, tiled splashbacks, sink and drainer, integrated dishwasher, induction hob, electric oven and space for fridge freezer.

Dining/Sitting Room Area: With two windows to front, two windows to rear and sliding patio doors to side.

UTILITY ROOM:

With plumbing for washing machine and tiled splashbacks.

BATHROOM:

With newly fitted bath, low level WC, pedestal sink, heated towel rail and window to front.

BEDROOM ONE:

With window to rear and sliding door to en-suite.

EN-SUITE:

With shower in separate cubicle, window to rear, low level WC and pedestal sink.

BEDROOM TWO:

With window to rear.

BEDROOM THREE:

Window to front.

OUTSIDE:

The vendor is going to provide off road parking for several vehicles. There is a large single garage with a raised roof and additional barn doors, leading to a second separate driveway on the other side of the property. There will be a patio area with raised lawn and a lower shingle area. There is hedging all around the property, providing seclusion and privacy.

DIRECTIONS:

Head north on Market Pl towards Tavern St/B1115. Turn right at the 1st cross street onto Station Rd W/B1115. Continue to follow B1115. At the roundabout, take the 2nd exit onto Stowupland Rd/B1115. Go through 1 roundabout. Turn left onto Church Rd/A1120. Continue to follow A1120. Continue straight. Turn right. Turn left onto Norwich Rd/A140. Turn right onto Town Ln. The property is marked by a Bucks For Sale board.

FLOORPLANS



TOTAL APPROX. FLOOR AREA 1083 SQ. FT. (101.6 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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 operability or efficiency can be given.
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THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitors.

ALL MEASUREMENTS ARE APPROXIMATE

PHOTOGRAPHS

BUCKS
PROPERTY AGENTS



EPC To Be Inserted

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