



Rock Estates



The Old School House Ipswich Way, Pettaugh, Stowmarket, IP14 6DJ
£750,000



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Welcome to this charming property located in the picturesque village of Pettaugh, Stowmarket. This delightful Old School House has been beautifully converted into a spacious and inviting detached home that is sure to impress.

Wooden gates open to the large pea shingle driveway providing ample parking for a number of vehicles, along with a double garage with electric up and over doors. As you step inside this unique property, you are greeted by an entrance hall offering access to the multiple reception rooms, office and cloakroom. The sizeable reception rooms offer plenty of space for entertaining guests or simply relaxing with family. The multi-use kitchen/ dining/ living space offers a relaxing space with its stand out log burner and cosy seating area. There is a further utility room offering ample space for extra appliances and access to the rear garden. And with the addition of the ground floor study it is the perfect spot to escape the office and work from home. To the first floor there are four bedrooms all with built in storage, and two of which benefit from ensuite shower rooms and a further family bathroom. The gardens wrap the property and are predominantly laid to lawn with a patio area accessed via bifold doors from the kitchen/ living space. The garden offers uninterrupted field views from almost every angle.

This property is a real peaceful retreat, while still being within easy reach of local amenities. Whether you are looking for a family home or a tranquil escape, this old school house has the potential to be the perfect setting for your next chapter. Don't miss out on the opportunity to own this unique and characterful property in a sought-after location. Contact us today to arrange a viewing and experience the charm of this wonderful home for yourself, contact the team on 01449 723 441.

Front

Accessed through private wooden gates and enclosed in a secure hand woven willow fence is this charming Old School House, lovingly renovated whilst thoughtfully retaining its period features. To the front there is ample parking on a pea shingle driveway and double garage with electric up and over doors.

Porch

22'11" x 6'5"
Double glazed entrance doors and windows to front. Tiled floor. Door to:

Entrance Hall

22'6" x 4'3"
Double glazed windows to porch. Tiled floor. Cupboard. Stairs to first floor. Tiled floor. Coving. Radiator.

Dining Room

22'0" x 13'11"
Three double glazed windows to side. Under stairs cupboard. Oak flooring. Coving. Two radiators. Part glazed doors to:

Living Room

17'8" x 17'5"
Three double glazed windows to side. Built in cupboard. Seagrass carpet. Coving. Two radiators. Door to Kitchen:

Kitchen/ Diner/ Living Space

28'8" x 12'7"
Two double glazed windows to rear. Range of wall and floor mounted units and drawers with oak worktop. Integrated dishwasher. Integral pull out bin. Inset butler style sink with mixer tap over. Space for range cooker. Tiled floor. Island with seating and MARBLE worktop. Door to Utility room.

Living area with log burner and oak flooring. Bifold doors open to the rear garden.

Utility Room

11'1" x 8'10"
Door and window to rear garden. Space for washing machine, tumble dryer and fridge/freezer. Wall mounted boiler. Coving. Radiator.

Study

7'7" x 5'7"
Double glazed window to front. Seagrass carpet. Fuse box. Coving. Radiator.

Cloakroom

7'8" x 4'8"
Window to front. Low level W.C. Pedestal wash basin with tiled splash back. Tiled floor. Built in cupboard. Coving. Radiator.

Landing

Cupboard housing water tank. Spotlights. Radiator. Doors to:

Bedroom One

14'0" x 11'10"
Double glazed window to side. Three built in cupboards. TV point. Radiator. Door to:

Ensuite

Velux window. Low level W.C. Pedestal wash basin and tiled splash back. Shower cubicle. Part tiled walls. Extractor fan. Shaver point. Karndean herringbone flooring.

Bedroom Two

12'0" x 9'9"
Double glazed window to side. Two built in cupboards. Radiator. Folding door to:

Ensuite

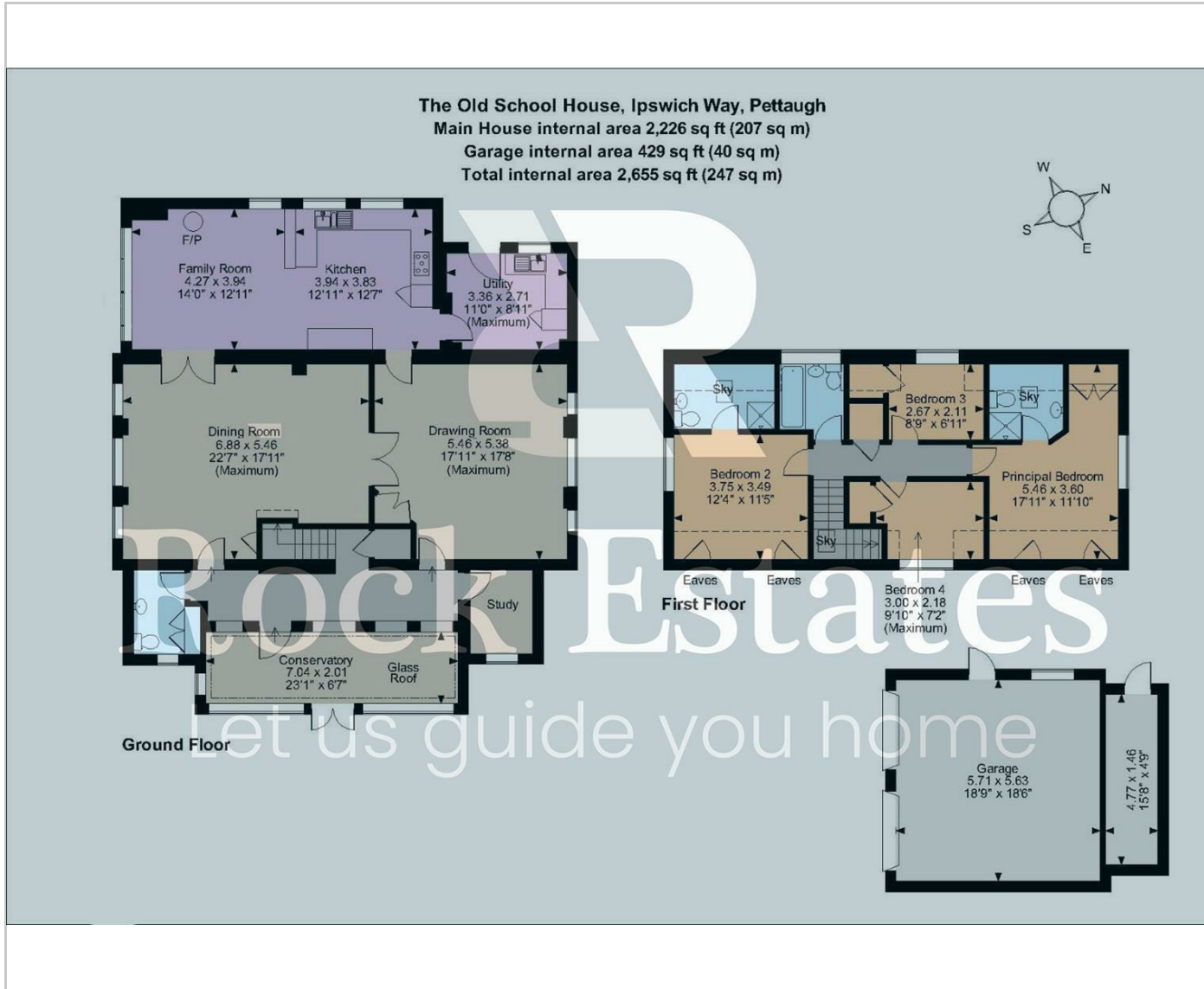
Velux window. Low level W.C. Wall hung wash basin and tiled splash back. Shower cubicle. Part tiled walls. Extractor fan. Shaver point. Radiator. Karndean herringbone flooring.

Bedroom Three

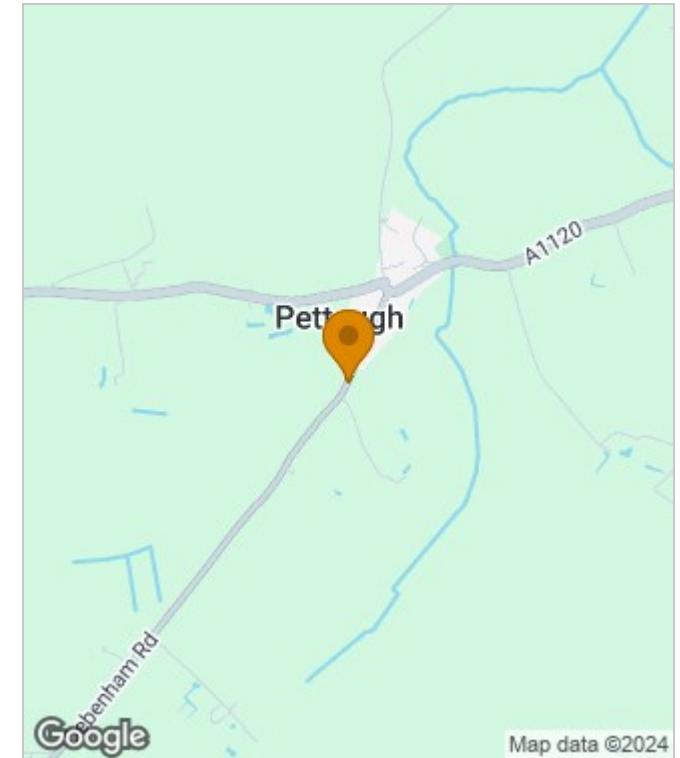
9'0" x 6'11"
Double glazed window to front. Built in cupboard. Radiator.



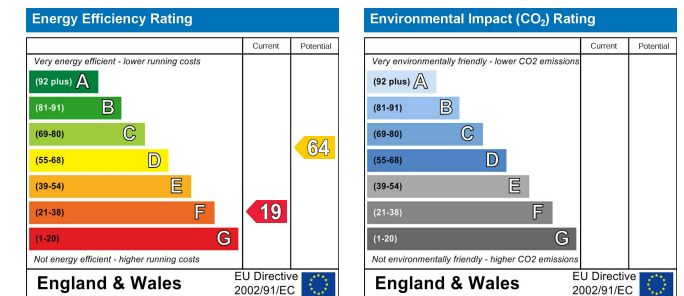
Floor Plans



Area Map



Energy Performance Graph



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