



Rock Estates



Junedale, Chapel Lane
Stoke Ash, IP23 7EU

Guide price £425,000



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Junedale Chapel Lane

Stoke Ash, IP23 7EU

Tucked away at the end of a quiet lane is this well proportioned detached house occupying a of approximately 0.23 acres including a large outbuilding with planning permission for development into a single dwelling.

Benefiting from extraordinary views, the property offers sought after rural benefits yet is within easy reach of larger towns and villages via the A140 offering links between Norwich and Ipswich. This sizeable detached home sits at the very end of a quiet lane surrounded by fields. Country side walks are quite literally on your doorstep with a footpath leading off the lane and across the neighbouring fields towards villages such as Eye, Braiseworth and Thorndon to name a few.

This sizeable family home was designed and built by the current owner and offers multiple reception rooms including an extension to the rear, a good sized kitchen with larder cupboard and separate utility room. To the first floor there are three double bedrooms and a family bathroom. To the side of the property is an outbuilding previously used as a workshop/ garage space, of which currently has planning permission to be converted into a separate two bedroom dwelling.

The rear gardens are full and mature, offering a variety of fruit trees, shrubs and flowers. There is a sizeable patio area perfect for relaxing and enjoying the uninterrupted field views.

The property boasts enviable views from almost every angle, and is the perfect retreat for anyone looking to escape to the Suffolk countryside. Give our office a call today to book your viewing - 01449 723 441





Front

The front of the property is enclosed by a low brick wall and iron gate providing access to the front lawned area. A path leads to the partially glazed front door.

Entrance Porch

Glazed windows and door to entrance hall.

Entrance Hall

Stairs to first floor. Radiator. Doors to:

Living Room

17'4" x 11'11" (5.3m x 3.64)

Double glazed windows to front and sliding patio doors to rear garden. Feature brick wall with integral fireplace. Radiator.

Dining Room

11'8" x 12'0" (3.58m x 3.68)

Double glazed window to front. Serving hatch. Radiator.

Kitchen

15'1" x 9'1" (4.62m x 2.77)

Double glazed window through to extension. Range of wall and floor units and drawers. Laminate worktop. Inset stainless steel sink. Electric hob and extractor hood above. Integral eye level oven. Space for fridge/freezer. Larder cupboard with space for small under counter fridge/freezer. Part tiled walls. Tiled floor. Floor standing oil boiler. Vertical radiator. Stable doors open to garden room. Door to:

Utility Room

8'3" x 5'3" (2.54m x 1.62)

Double glazed window to rear garden. Floor and wall mounted units. Laminate worktop with inset stainless steel sink. Tiled floor. Space for washing machine and tumble dryer. Radiator. Door to integral garage.

Integral Garage

Up and over door to front. Power and light. Stairs lead to storage space above.

Garden Room

15'6" x 11'7" (4.74m x 3.54)

Glazed windows to side and rear and two partially glazed doors to either side opening to the rear garden. Tiled floor.

Landing

Double glazed window to rear. Airing Cupboard. Radiator. Doors to:

Bedroom One

11'8" x 10'7" (3.57m x 3.24)

Double glazed window to front. Walk in wardrobe with access to loft space. Radiator.

Bedroom Two

15'2" x 8'3" (4.64m x 2.53)

Double glazed window to front. Radiator.

Bedroom Three

11'10" x 9'0" (3.61m x 2.76)

Double glazed window to rear. Radiator.

Bathroom

Double glazed obscure window to rear. Low level W.C. Pedestal wash basin. Bath. Part tiled wall. Shaver point. Radiator.

Annexe / Workshop

The separate annexe/workshop has Planning Permission for conversion and extension to create a dwelling complete with own vehicular access.

4.6m x 3.43m

Two workshop spaces with extra space to the first floor accessed via a staircase through the centre of the two spaces. Power and light is connected, with two windows towards the garden and a third towards the lane. Adjoining sits a...

4.11m x 3.45m

Garage with up and over door to the side garden along with a personal door at the rear plus window. Door leads through to a...

4.11m x 3.53m

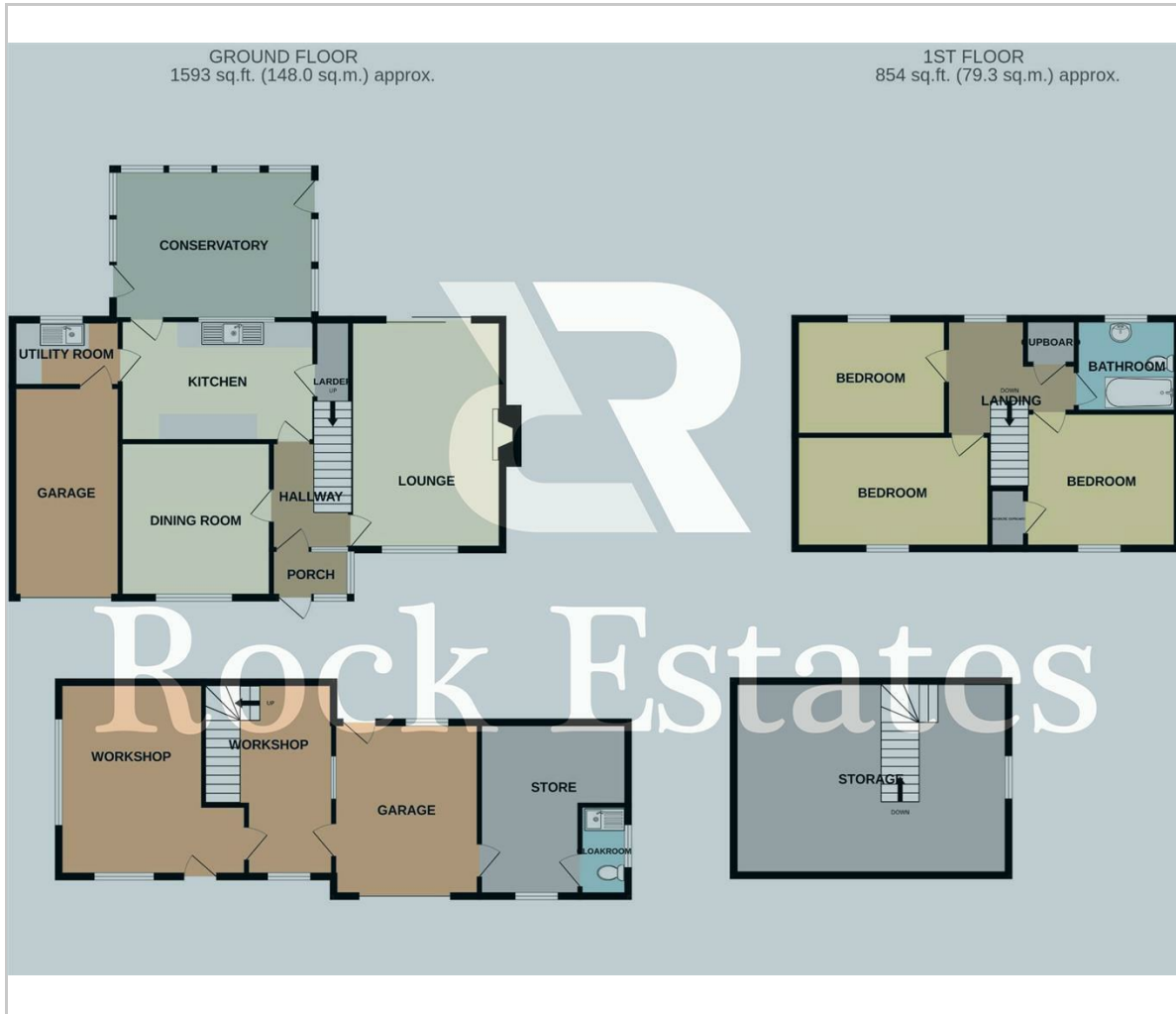
Further room currently used as a storage/ workspace along with a WC complete with stainless steel sink and low level W.C.

Rear Garden

The impressive gardens wrap around the property and consist of an established array of fruit trees, shrubs and bushes. On the large patio area there is a raised pond and ample space for enjoying the countryside views to the rear. The garden is partly laid to lawn with a hard standing area towards the rear of the annexe. Furthermore there is a sizeable vegetable patch and green shed along with a useful potting shed. To the side of the property is the oil tank along with a further hard standing for parking.



Floor Plan



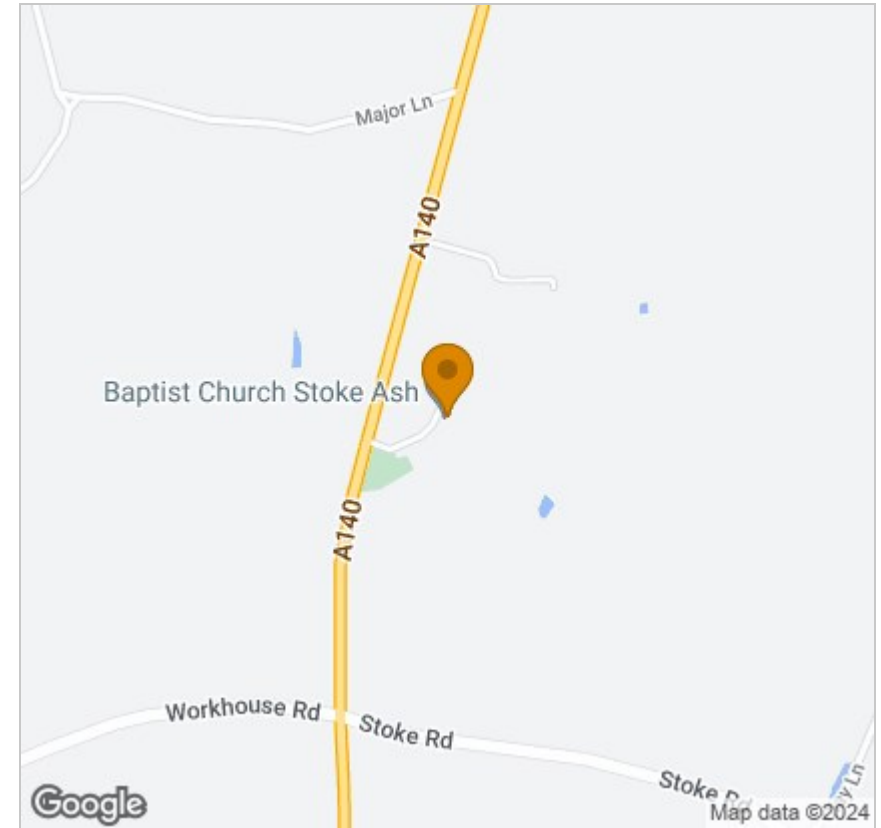
Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Rock Estates Suffolk Ltd, Unit 3 Chesters, Coddham Road., Needham Market, Suffolk, IP6 8NU
Tel: 01449 723441 Email: info@estatesrock.co.uk www.rrea.co.uk

Area Map



Energy Efficiency Graph

