



Rock Estates



Nestled amongst delightful Suffolk countryside with far reaching views across farm land and just three miles from the village of Great Finborough is this well proportioned detached bungalow occupying a plot with approximately 1.5 acres sts.

With a wealth of potential this detached bungalow is accompanied by three stable blocks, a double garage and separate outbuilding/ annexe all within 1.5 acres sts of land. The large rear garden has previously been separated and used as two paddocks for animals, and could easily be reinstated.

The bungalow offers a sizeable living room with working fireplace, a kitchen/diner with a further utility and W/C. There are three bedrooms, along with a modern bathroom and conservatory overlooking the rear garden. The impressive patio area has been laid with Indian Sandstone tiles and is the perfect spot to enjoy the uninterrupted countryside views. The gardens are predominantly laid to lawn and benefit from an array of fruit trees, and established shrubs, bushes and flowers.

The property is well serviced with local amenities in the neighbouring village of Bildeston with its independent, stores and post office, health centre and local houses. Further afield and approximately 5 miles away is the larger town of Stowmarket with larger superstores and its train station providing mainline rail links to London Liverpool Street and other commuter hotspots.

The property has undergone extensive electrical upgrades including a new fuse box. There is oil central heating with the oil tank situated in the rear garden. The property is connected to mains electric and water (and is currently not on a water meter), however waste is disposed of via a clinker bed system to the rear.

Mill View Finborough Road

Hitcham, IP7 7LS

Guide price £750,000



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Mill View Finborough

Road

Hitcham, IP7 7LS

Front

The property is accessed via a large shingle driveway providing ample off road parking. There is a neat flower bed to the front along with inset pond with fish and an array of lily pads and reeds. There are three wooden gates all providing access from the front of the property to the rear gardens. To the side is a large gate providing access to the stables and double garage.

Entrance Hall

Front PVC entrance door. A number of built in storage cupboard's. Access to the boarded loft. Coving. Two Radiators. Doors to:

Living Room

Double glazed bay window to front and double glazed window to side. Working fireplace with Oak surround. Air conditioning unit with cool and heat settings. Coving. Two radiators.

Kitchen/ Diner

Kitchen Area: Double glazed window to conservatory and partly glazed door to conservatory. Range of wall and floor mounted units and drawers. Laminate worktop. Inset stainless steel sink with 1 1/4 drainer. Space for washing machine and fridge/freezer. Integrated electric hob with extractor hood above. Electric integrated oven. Cupboard housing floor standing oil boiler. Walk in pantry cupboard with window to side, fitted units and drawers and shelving. Vaulted ceiling. Air conditioning unit with heat and cool settings. Opening to the utility room.

Dining Area: Two double glazed windows to side and rear. Exposed floor boards. Spotlights. Vaulted ceiling. Radiator.

Utility

Double glazed window to side. Laminate worktop with inset stainless steel sink and fitted units below. Fuse board. Space for tumble dryer. Tiled floor. Coving. Radiator. Door to:

W.C.

Double glazed window to side. Low level W.C. Tiled floor. Coving.

Conservatory

Double glazed windows to side and rear and patio doors opening on to the patio area. Tiled floor. Mains heated radiator and additional electric radiator.

Bedroom One

Double glazed bay window to front. Air conditioning unit with heat and cool settings. Coving. Two radiators.





Bedroom Two

Double glazed window to side and rear. Air conditioning unit with heat and cool settings. Walk in wardrobe. Coving. Two radiators.



Bedroom Three

Double glazed window to side. Radiator.

Bathroom

Two double glazed obscure glass windows to rear. Bath with shower attachment over. Fitted units with storage cupboards, inset hand wash basin and concealed cistern and W.C. Tiled walls and floor. Spotlights. Coving. Wall mounted electric towel rail. Extractor fan. Wall mounted mirrored unit with cupboards and shelving.

Gardens

The gardens are an impressive 1.5 acres (sts) providing ample space for any keen gardener or someone looking to own a small holding or even keep a horse on the land.

The rear garden can be accessed from both sides of the property through wooden gates. The large patio area is laid with Indian Sandstone tiled and is the perfect spot to relax and take in the stunning gardens and views. Enclosed with a low brick wall and steps to the main lawned area the patio area boasts fantastic views over the fields to the side and views of the majestic gardens with its abundance of fruit trees and bushes including but not limited to apple and plum. From the patio area a brick weave path takes you to the side garden where you can find the stables, double garage and outbuilding. There is a handy vegetable patch, and greenhouse as well as a chicken coup and dog kennel.

The gardens are all mainly laid to lawn and partly segregated with wooden fencing and gates, providing seamless access to all parts of the land.

Stables & Paddocks

There are three stable blocks with a further gated pen area to the front. Previously the land to the side and rear of the property has been used as fenced paddocks for horses.

There is a handy tack room behind also with power and light and a secure alarm system. Adjoining the stables and tack room is the:

Double Garage

Double garage with two wooden doors. Power and light connected and windows to the side.

Outbuilding

There is a further outbuilding that could be converted into a fourth bedroom/ annexe. With double glazed entrance door and windows to the side, there is power and light connected as well as an air conditioning system.



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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Area Map



Energy Efficiency Graph

