



Rock Estates



Edmunds Road

Buxhall, IP14 3DT

Guide price £300,000



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**Edmunds Road**  
**Buxhall, IP14 3DT**

- Sizeable Plot with Planning Permission Granted
- Log Burning Stove
- Kitchen & Utility Space
- Three Bedrooms
- Popular Village Location
- Semi-Detached House
- Air Conditioning Units to Living/Dining Room & Bedroom One
- Cloakroom & First Floor Bathroom
- Ample Off Road Parking
- Well Presented Throughout

Tucked away in the picturesque village of Buxhall, this spacious three-bedroom semi-detached home offers a wonderful blend of countryside charm, modern comfort, and exciting potential with planning permission granted.

Set on a generous corner plot with far-reaching rural views to the front, the property boasts a bright and well-proportioned lounge/diner with a cosy wood-burning stove, a stylish fitted kitchen with integrated appliances, and a useful separate utility area. There are a number of storage cupboards as well as a convenient ground floor cloakroom. The first floor offers two double bedrooms and a single, along with a three-piece suite family bathroom. The property is fully double glazed throughout, and benefits from oil-fired central heating, and the addition of air conditioning units to the living/dining room as well as the main bedroom.

Externally the property has a fully enclosed garden featuring mature fruit trees such as cherry and apple, a sizeable decking area perfect for alfresco dining and entertaining. The garden is predominantly laid to lawn and could be landscaped further to accommodate a variety of options such as a vegetable patch, further dining/ relaxing areas or home office. With ample off-road parking and a detached timber garage the property allows for off road parking for multiple vehicles.

With full planning permission granted for a substantial side and rear extension, the property offers exciting scope to create a large open-plan kitchen/dining area and a master suite with ensuite shower room.

Well-presented and ready to move into, yet with room to grow and make your own, this is a fantastic opportunity to secure a home in one of Suffolk's most sought-after rural locations.







## Front

A mature flower and shrub border, partly laid to lawn with path leading to the front door with double glazed side window panel.

## Entrance Hallway

Stairs to first floor. Coving. Radiator.

## Living/ Dining Room

23'6" x 12'6" (7.18 x 3.82)

Two double glazed windows to rear. Storage cupboard. Air conditioning unit. Log burning stove standing on a stone hearth with decorative oak mantle. Coving. Two radiators. Door to:

## Utility Area

10'5" x 5'10" (3.20 x 1.78)

Double glazed window to front. Oak effect worktop with storage cupboard below and space for tumble dryer. Porcelain tiled flooring. Radiator. Opening to:

## Kitchen

12'1" x 7'3" (3.70 x 2.23)

Double glazed window to front. Range of wall and floor mounted gloss finished cupboards and drawers with under cabinet lighting. Oak effect worktop with matching up stand. Inset sink and mixer tap over. Integrated Bosch induction hob with extractor hood above. Integrated single over. Space for washing machine. Door to:

## Rear Lobby

Grey oak effect laminate flooring. Storage cupboard. Door to rear garden. Door to:

## Cloakroom

Double glazed window to rear. Corner wall mounted basin with tiled splash back. Low level W.C. Radiator.

## Landing

Double glazed window to front. Doors to:

## Bedroom One

12'6" x 12'0" (3.82 x 3.66)

Double glazed window to rear. Air conditioning unit. Two built in wardrobes with sliding mirror doors. Coving. Radiator.

## Bedroom Two

12'0" x 11'0" (3.67 x 3.37)

Double glazed window to rear. Built in cupboard. Coving. Radiator.

## Bedroom Three

9'1" x 7'5" (2.79 x 2.27)

Double glazed window to front. Radiator.

## Bathroom

Double glazed window to side. Bath with shower attachment over and glass screen. Low level W.C. Wall mounted hand wash basin with mixer tap over. Part tiled walls. Vinyl oak effect flooring. Spotlights. Extractor fan. Radiator.

## Rear Garden

Boasting a generously sized plot this property benefits from large front, rear and side gardens. The garden is adorned with an array of apple and cherry trees, and is enclosed with a combination of wooden fencing and mature hedging. The garden is predominantly laid to lawn with a raised decking area suitable for al-fresco dining and entertaining.

## Parking

The property boasts ample off road parking for a number of vehicles and also benefits from a timber framed garage with barn doors to the front and power and light connected.

## Agents Note

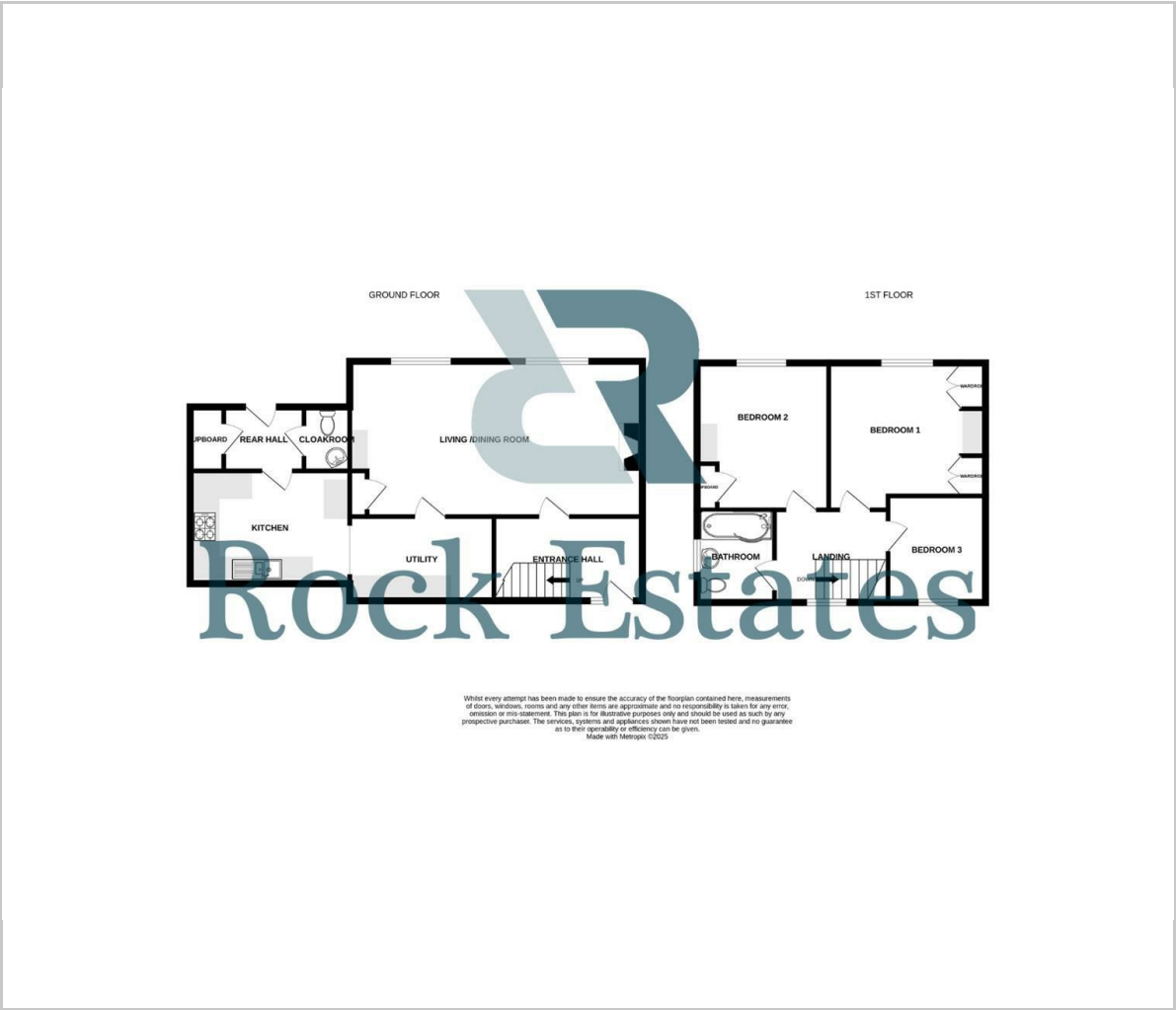
Full planning permission has been granted to the side and rear allowing for a single and two storey extension. The extensions allow for a new kitchen/dining space and an additional bedroom with ensuite along with a slight change to vehicular access and off road parking area.

Planning Reference - DC/24/03290





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

