

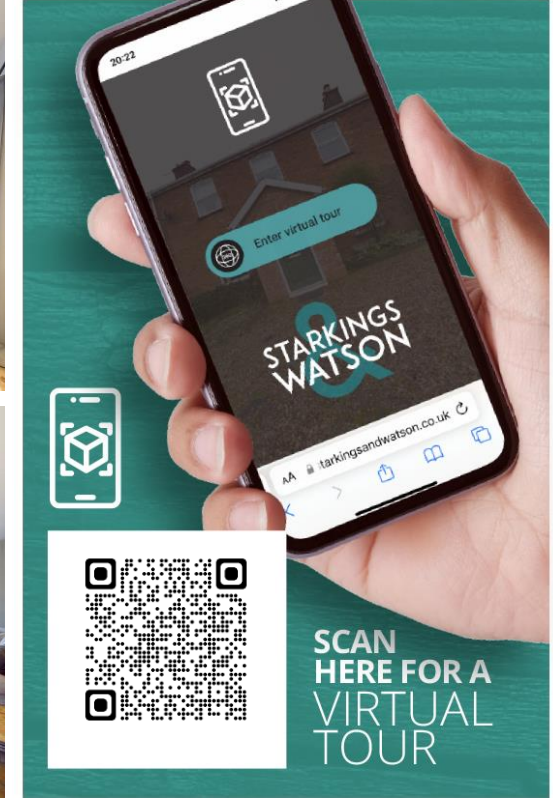
IVY GARDENS

Finningham, Stowmarket IP14 4JZ

Freehold | Energy Efficiency Rating : C

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- Detached Family Home
- Over 2000 Sq.Ft. Internally (stms)
- Three Reception Rooms
- Newly Fitted Modern Kitchen
- Four Ample Bedrooms
- Two Bathrooms, W/C & Utility
- Private Landscaped Rear Gardens
- Driveway Parking & Garage

IN SUMMARY

Located in the POPULAR VILLAGE of FINNINGHAM within easy reach of Stowmarket and Diss you will find this FOUR BEDROOM INDIVIDUALLY DESIGNED DETACHED FAMILY HOME. The property offers SEALED UNIT DOUBLE GLAZING, OIL RADIATOR CENTRAL HEATING, WRAP-AROUND CONSERVATORY, SINGLE GARAGE and OFF ROAD PARKING as well as a very generous footprint extending to approx. 2000 SQFT (stms). Internally you will find large sitting room with woodburner, separate dining room and study/family room. There is a w/c, utility and NEWLY FITTED HIGH SPEC KITCHEN. Completing the ground floor there is a large wrap around conservatory to the front and side. On the first floor there are FOUR AMPLE BEDROOMS as well as TWO GENEROUS BATHROOMS. Externally you will find landscaped and private rear gardens.

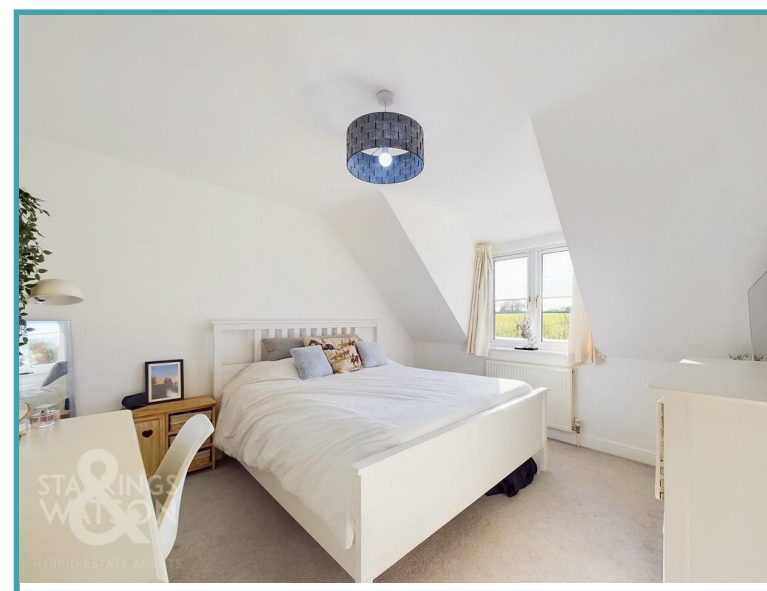
SETTING THE SCENE

Accessed via the small shared cul-de-sac with 2 other dwellings their frontage offers shingled parking for three vehicles including the driveway to the side. This

in turn leads to the garage, with the main access door found to the front.

THE GRAND TOUR

Entering via the main entrance door to the front you will find the central hallway with stairs to the first floor landing and a W.C. Via a set of double doors to the left you will find the impressive main sitting room with triple aspect to front side and rear, a brick fireplace with woodburner and double doors onto the rear garden. There are doors from the sitting room and from the hallway to the separate dining room also overlooking the rear garden. On the opposite side of the hallway a separate study/family or possible ground floor bedroom can be found. Also accessed from the hallway is the utility room with a range of storage units and space for white goods alongside access to the rear garden, with door to the kitchen/dining room. The kitchen having been recently re-fitted is finished to a high specification with a wide range of units and solid worktops over alongside a large central island unit. The kitchen is integrated with dishwasher, fridge/freezer, full height wine fridge, two double eye level ovens, coffee machine, warming draw and large 5 ring induction hob. The kitchen provides access to the rear garden as well as the wrap around conservatory to the front. The conservatory is a very useful space which be used for a number for of uses and has been partitioned temporarily. Heading up to the first floor landing there is an airing cupboard and loft hatch access. To the right there is a large double room to the front with far reaching field views and another double



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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room to the rear. Heading down the landing there is the main family bathroom with separate bath and shower with a single bedroom to the front opposite. Finally you will find the master bedroom with field views to the front and a generous en-suite with corner bath and separate shower.

THE GREAT OUTDOORS

To the front of the property is a lawned and shingle area as well as off road parking for three vehicles to front and side, whilst to the side there is a single garage with up and over doors, power and light connected and personnel door to rear. A side gate leads to the rear garden which has been fully landscaped comprising; artificial grass, paved patio, summer house, raised pond with water feature, fencing and a partitioned area with shingle and further fencing.

OUT & ABOUT

Finningham is a desirable and popular village with nearby village of Cotton providing an excellent range of local facilities including church, village hall, playing field, building merchants and garden centre. The village is also situated adjacent to the well served village of Bacton, with its well regarded primary and middle schools, garage and excellent local shop. Excellent access can be gained to the A14 dual carriageway linking the east coast ports, Bury St Edmunds, Newmarket, Cambridge and London via the M11 motorway. The nearby market town of Stowmarket provides a good range of local facilities and of particular note is the rail link to London's Liverpool Street station

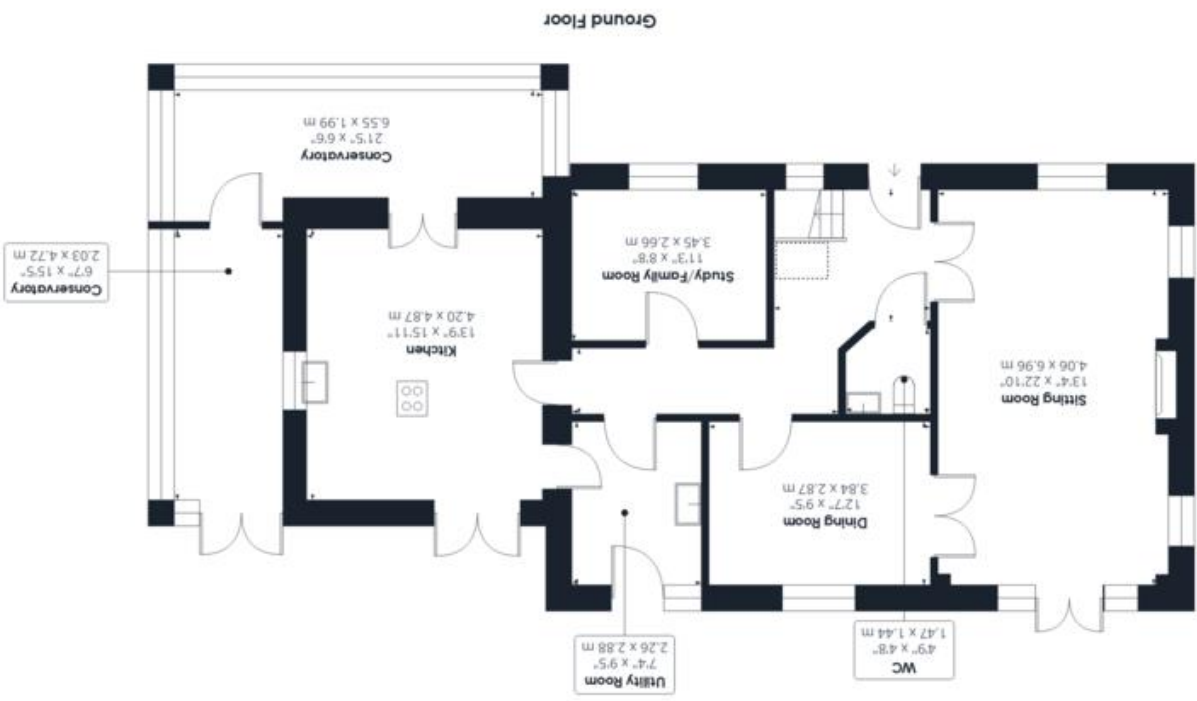
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area¹

2008.73 ft²
186.62 m²

Reduced headroom

116.3 ft²
10.81 m²