



Westthorpe Road, Finningham - IP14 4TN



Westthorpe Road

Finningham, Stowmarket

Located within the POPULAR VILLAGE LOCATION of FINNINGHAM you will find this THREE BEDROOM SEMI-DETACHED house presented in good order offering ample space and potential for a variety of buyers. Set on a GENEROUS PLOT with private rear gardens as well as IMPRESSIVE FRONT DRIVEWAY, this home comes with the added benefit of PLANNING PERMISSION APPROVED for a side extension, making it an attractive prospect for those looking to expand. The ground floor boasts an entrance hall leading to a comfortable sitting room with WOODBURNER, a well-equipped kitchen/dining room to the rear with doors onto the rear garden, and a utility space with the ground floor family bathroom leading off. Upstairs, THREE AMPLE BEDROOMS off the landing can be found. Outside, the property benefits from a large frontage, offering ample driveway parking as well as generous rear garden, making it an ideal first-time purchase, investment or next home on the ladder for a growing family with good schools close by.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi-Detached Home
- Popular Village Location
- Generous Plot With Private Rear Gardens
- Planning Permission For Side Extension
- Sitting Room, Kitchen/Diner & Utility Space
- Three Ample Bedrooms & Family Bathroom
- Large Frontage With Ample Driveway Parking
- Ideal First Time Purchase Or Investment

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.



IN SUMMARY

To the front there is an impressive shingled driveway providing plenty of parking for multiple vehicles off road. There is also an attractive section of front lawns as well as paved patio and side gate leads to the side and rear gardens. To the front there is also a main entrance door.

THE GRAND TOUR

Entering via the main entrance to the front there is a useful entrance hall with space for coats and shoes and stairs leading to the first floor landing. The sitting room to the front can be found next benefitting from a black quartz fireplace and woodburner with mantelpiece over. A door leads to the rear where you will find a kitchen/dining room with a range of wall and base level storage and rolled edge worktops over. There are integrated appliances to include double eye level oven and grill with gas hob and space for all further white goods. Double doors lead out from the kitchen to the rear garden as well as a door to the side leading to the utility space. There is ample space for coats and shoes and storage as well as the oil fired boiler and a door to the side garden. Off the utility is the fully tiled ground floor bathroom which offers w/c, hand wash basin and a roll top bath with fixed shower over.

Heading up to the first floor landing you will find three bedrooms off the landing. To the rear there is a single room and a double room and to the front is the main double room with a large built in cupboard.

FIND US

Postcode : IP14 4TN

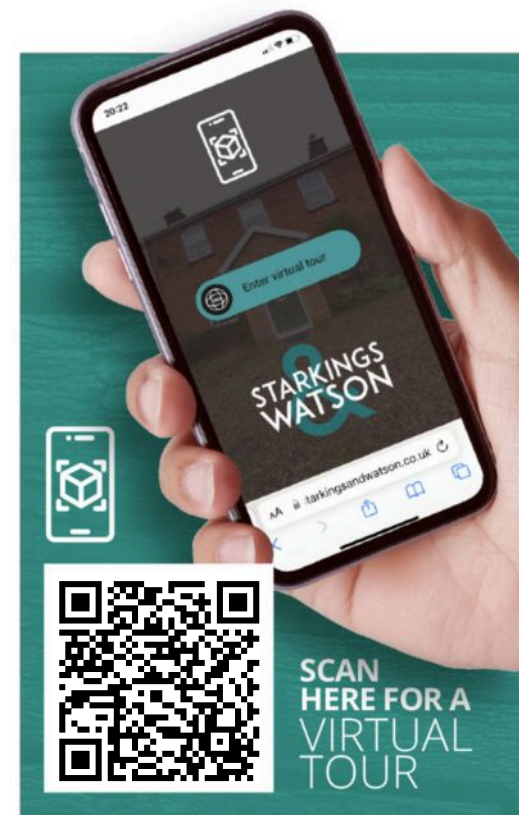
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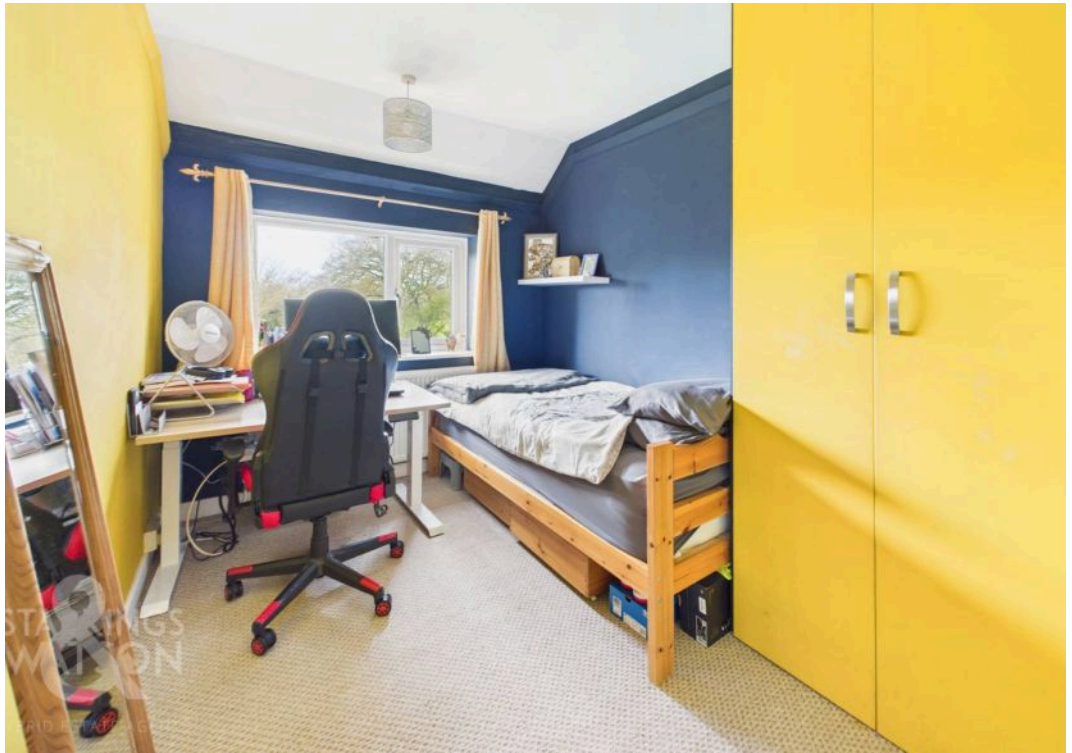
VIRTUAL TOUR

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

AGENTS NOTES

Services are oil fired central heating, mains electricity and mains sewage. Planning permission has been approved to the side of the house for a double storey extension. plans can be found on the Mid Suffolk Council website using the number **DC/23/04036**.



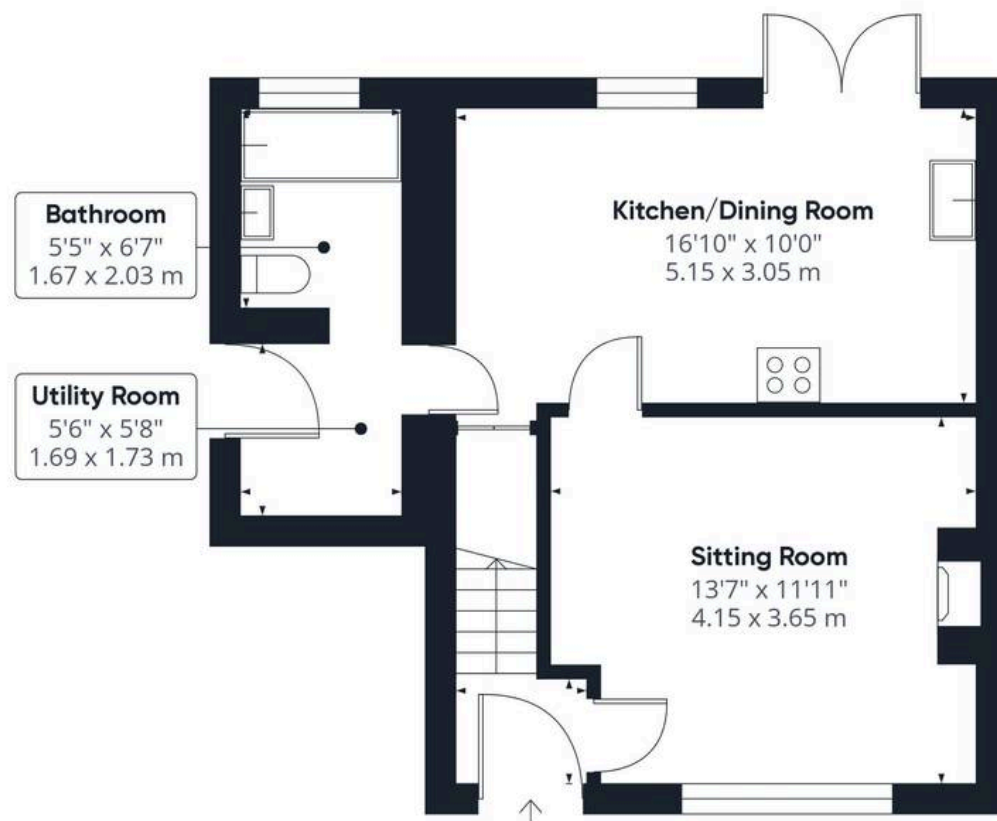




THE GREAT OUTDOORS

Found to the rear, there is an excellent family sized garden offering a good degree of privacy. There is a large paved patio leading from the double doors in the kitchen providing a perfect spot for table and chairs. A shingled side area leads to the side gate and onto the front driveway. The main section of garden is laid to lawn with planting borders either side and timber fencing enclosing. To the rear is an area currently housing chickens with a timber storage shed which has lighting and power. Within the garden you will also find a traditional brick built outhouse.





Floor 1

Approximate total area⁽¹⁾

762.95 ft²

70.88 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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