



Gislingham Road, Finningham - IP14 4HY



Gislingham Road

Finningham, Stowmarket

Located within an enviable SEMI-RURAL VILLAGE LOCATION, this substantial and individually designed family home extends to approximately 2000 Sq. ft (stms) with a STUNNING wrap around plot of 0.4 ACRES (stms). Built to an individual specification in 1995, the property is presented in good order with particularly spacious accommodation complemented by recent improvements including stylish NEW BATHROOMS and a solid wood kitchen with island unit and granite work surfaces. Internally the accommodation provides a welcoming entrance hallway with W.C, office/study, sitting room, sun-room, dining room, kitchen/dining room and utility on the ground floor. On the first floor off the GALLERIED LANDING are FOUR DOUBLE BEDROOMS with an EN SUITE to the main bedroom, and family bathroom. Externally the well kept gardens wrap around the property with AMPLE DRIVEWAY PARKING and a DETACHED DOUBLE GARAGE.



Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Substantial Detached Family Home
- Four Reception with Kitchen/Dining Room
- Over 2000 Sq. Ft of Accommodation (stms)
- Private 0.4 Acre Plot (stms)
- Four Double Bedrooms
- Two Bathrooms & W.C
- Extensive Driveway & Double Garage
- Desirable Village Location

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.



SETTING THE SCENE

The property is approached via a five bar gate to the front onto a brick weave driveway. Providing ample off road parking on the driveway for a number of vehicles, access in turn leads to the double garage. The property sits relatively centrally within the plot, with gated access to the rear garden adjacent to the garage, and a pathway leading to the main entrance door to the front which is partially covered.

THE GRAND TOUR

Entering the property via the main entrance door to the front you are greeted by the welcoming entrance hallway with a W.C to the right. The first room to the front is the office/study room overlooking the front garden. The sitting room can be found to the right of the hallway with a brick fireplace housing a gas fire. The sitting room has a dual aspect and opens into the sun room beyond with a solid roof overlooking the rear garden. Found off the central hallway is the separate dining room overlooking the rear garden. The fantastic upgraded kitchen/dining room offers plenty of solid wood units and granite works surfaces, as well as integrated appliances to include a double eye level electric oven and grill, dishwasher, fridge/freezer, induction hob and extractor over - as well as plenty of space for the dining table also. Adjacent to the kitchen is the utility room with further cupboard storage and space for white goods, as well as the oil fired boiler and rear access to the garden.

Heading up to the first flooring landing you will find built-in storage, airing cupboard and loft hatch access. There are two double bedrooms to the front of the house and two further double bedrooms to the rear, as well as the re-fitted family bathroom with separate shower and bath. The main bedroom located to the rear offers an en-suite shower room as well as built-in storage. The property is finished with uPVC double glazing and oil fired central heating.

FIND US

Postcode : IP14 4HY

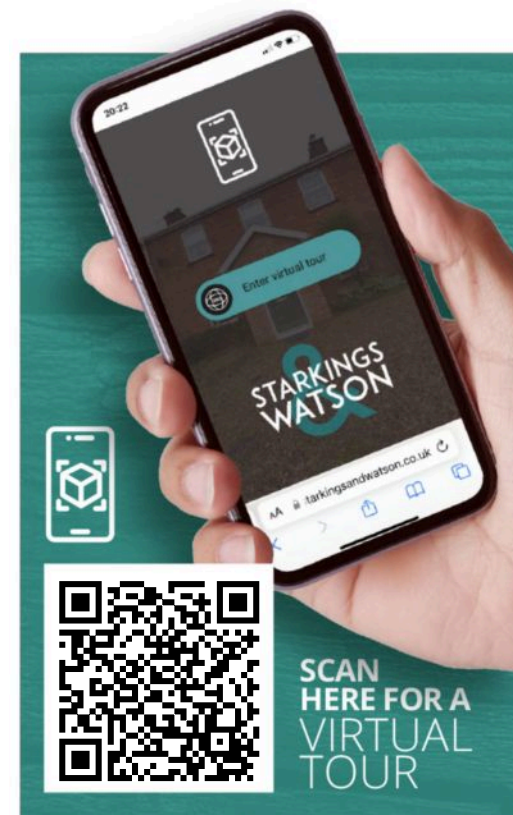
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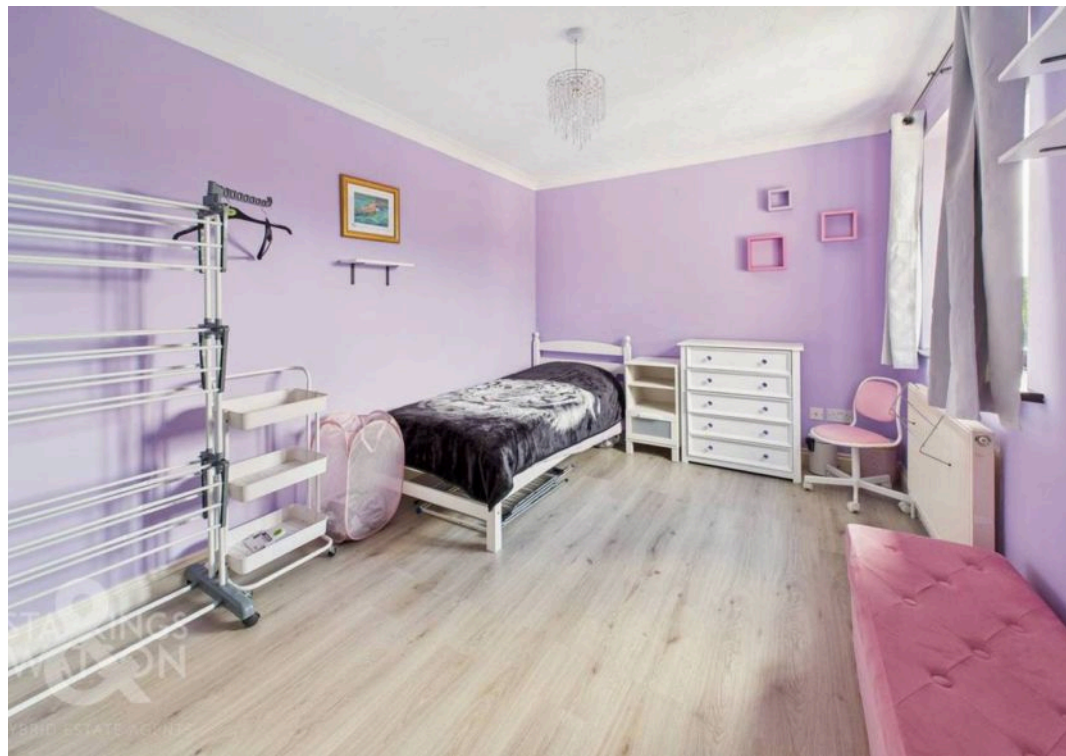
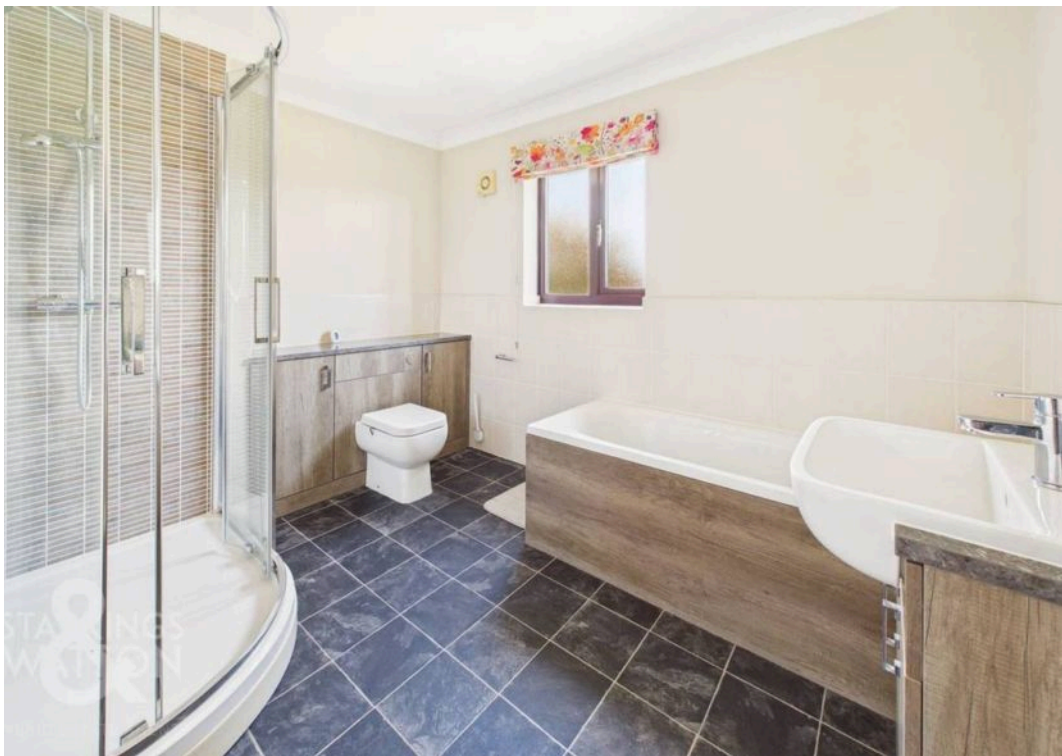
VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised there is mains drainage, water and electricity connect with heating provided by oil. Buyers are also advised one of the fields opposite has got planning approved for a small development of a handful of dwellings.



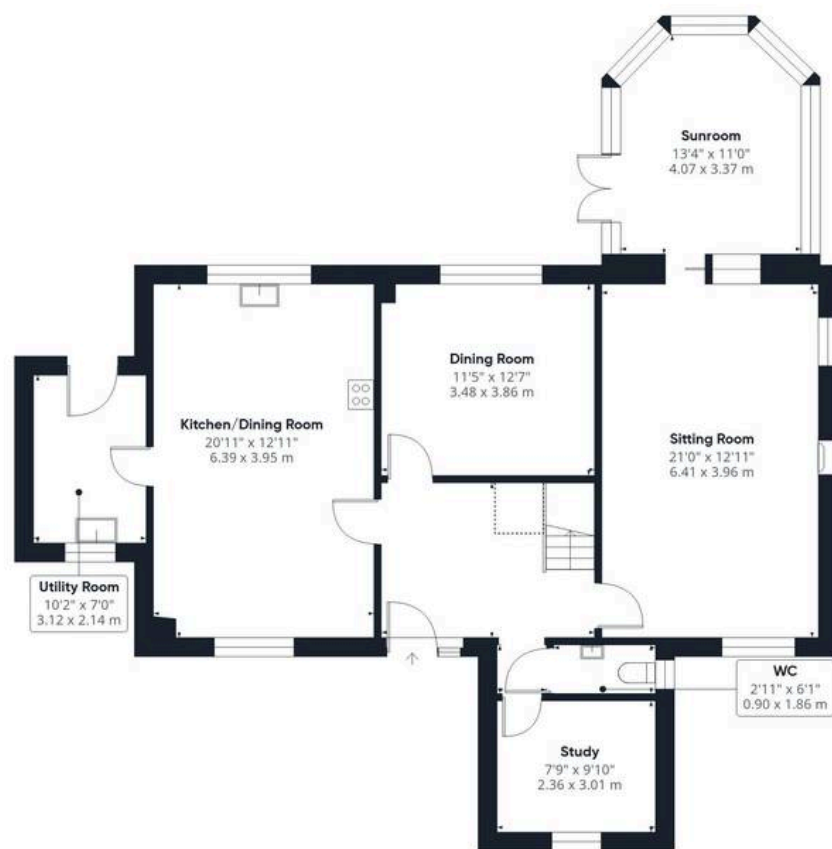




THE GREAT OUTDOORS

Sit within a private plot of approximately 0.4 acres (stms) the gardens to the front, side and rear are a particular feature being mostly laid to lawn. As well as extensive lawns, the garden offers well maintained and well stocked borders, a terrace for outdoor entertaining off the sun room and summer house enjoying the views across the plot. Within the plot you will also find a detached double garage with two up and over doors to front, a door to the rear for access, power and light and storage over.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1980 ft²

183.9 m²

Reduced headroom

8 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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