



Park Road, Wetherden

Sheridans



Park Road, Wetherden IP14 3JS

Guide Price £599,950

Recently re-modelled 4 bedroom detached family house with stunning Neptune kitchen and large gardens in all just under half an acre (s.t.s)

Built of traditional brick construction about 52 years ago and recently re-modelled and updated to a high standard, this individual four bedroom detached house, provides well presented accommodation with spacious rooms possessing a light and airy atmosphere, complemented by plenty of outdoor space including a large driveway, garaging and generous well tended gardens. The house is situated within a stones throw of the centre of the pretty village centre and offers excellent access to the A14 dual carriageway linking to Bury St Edmunds and Stowmarket.

Benefitting from oil fired radiator central heating and double glazing, the accommodation currently in brief comprises of an entrance hall leading through to the stunning kitchen, fitted with a marvellous Neptune kitchen providing plenty of drawer and cupboard space with quality integrated appliances and central island. This impressive dual aspect space has window to front and French doors to the rear gardens. The inner hall area has a fine oak and glass staircase off to first floor and leads past the separate utility room and a cloakroom also with rainfall shower creating a useful third bathroom option. The dining room is an ideal space for entertaining with French doors to the rear gardens and open plan to the large spacious sitting room, creating a wonderfully light and airy space for relaxing with large window to front and fireplace with woodburner.

On the first floor, the landing leads to the four comfortable

bedrooms including a principal bedroom with en-suite. The remaining bedrooms are served by the family bathroom, completing the accommodation.

Outside

The house is approached through a traditional five bar gate opening to a large drive providing extensive vehicle parking, turning space and access to the adjoining garaging with EV charging point and electric roller door. The gardens are a particular feature of the house being well stocked with an abundance of flowering plants, shrubs and mature trees, providing a good degree of privacy. The gardens are mostly laid to lawn and include productive vegetable gardens complete with green house. A large paved terrace creates an ideal area for outdoor entertaining and al-fresco dining, enjoying the southerly aspect.

Location

The house is situated within a stones throw of the pretty village centre and local amenities including church and well regarded public house. Wetherden is a popular village situated approximately 11 miles to the east of Bury St Edmunds and 4 miles from the market town of Stowmarket with its main line rail link to London. Excellent access is gained to the A14 dual carriageway, linking the east coast ports, Cambridge and London via the M11 Motorway.

Directions

From Bury St Edmunds proceed east on the A14 dual carriageway towards Stowmarket. Take the slip road signpost Wetherden. Follow the road and take the second turning on the left into Park Road and signposted Wetherden, where the driveway leading to the property will be found further on the right.
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- Spacious re-modelled family house
- Fabulous Neptune kitchen
- Sitting room with wood burner
- Dining room
- Utility, cloakroom with rainfall shower
- Large driveway with space for motorhome, caravan etc leading to garaging
- Delightful well stocked south facing gardens
- Stylish bathrooms and oak and glass staircase
- Principal bedroom with en-suite
- Three remaining bedrooms, family bathroom

Services

Mains electricity, water and drainage. Oil fired radiator central heating.

Council Tax: Mid Suffolk Band E

Broadband speed: Up to 80 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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