



Fen Road, Pakenham

Sheridans



Fen Road, Pakenham IP31 2JS

Guide Price £550,000

Modern four bedroom detached family house boasting an incredible 1.3 acre garden, whilst situated in the picturesque village of Pakenham.

Understood to have been built approximately 31 years ago of traditional brick construction beneath a tiled roof, this well presented home provides light and airy accommodation with well proportioned rooms, complemented by wonderful grounds ideal for garden and outdoor enthusiasts, extending in all to approximately 1.3 acres.

The property has been well maintained over the years and provides accommodation currently in brief comprising a spacious reception hall with stairs off to first floor and door to a cloakroom. The sitting room is a comfortable reception with fireplace and sliding glass doors to the rear gardens. The separate dining room, is an ideal reception for entertaining with window to side and French windows opening to the rear terrace and gardens. The well equipped kitchen/breakfast room is fitted with an extensive range units providing plenty of drawer and cupboard space, complemented by built in appliances and windows to front and side. The separate utility room completes the ground floor accommodation.

On the first floor is the principal bedroom with en-suite shower and then a further three bedrooms served by the family bathroom completing the first floor accommodation.

Outside

To the front of the house is a driveway providing vehicle parking

and access to a detached double garage. Twin gated side access leads to the side and rear of the house. One of the real charms of the property, is the stunning rear garden, set in approximately 1.3 acres, the garden truly is a haven for all gardening enthusiasts and extends down to the village river. The garden is split into two sections, a formal area nearest the house with neatly maintained lawns, a large terrace and a summer house with connected power, ideal for outdoor entertaining and al-fresco dining. At the far end of the plot, are grass meadows interspersed by magnificent mature trees, creating a haven for wildlife. Within the gardens there are two greenhouses, a timber shed and gazebo.

Location

The house is situated within a short walk to the heart of this desirable and picturesque village, with its local amenities including stores/post office, village hall, parish church and best known for its two historic mills, a Watermill and Windmill. Pakenham also offers a toddler group, various events throughout the year including wine tasting and the local public house (The Fox).

Pakenham is situated approximately six miles to the north east of the historic market town of Bury St Edmunds and provides excellent access to the A14 dual carriageway linking the east coast ports, Newmarket, Cambridge and London via the M11 motorway.

Directions

When entering Pakenham from the direction of Bury St Edmunds and Great Barton, continue along The Street and bearing left into Fen Road, where the driveway leading to the house will be found on the left hand side.

[what3words///expensive.crib.scare](https://www.what3words.com/expensive.crib.scare)

- Detached 4 bedroom modern house in picturesque village
- Ample parking, double garaging
- Incredible 1.3 acre gardens extending down to river
- Sitting room
- Dining room
- Well equipped kitchen breakfast room
- Utility, cloakroom
- Principal bedroom with en-suite
- Three remaining bedrooms, family bathroom
- Vendor suited

Services

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

Council: West Suffolk Tax Band F

Broadband speed: Up to 1800 mbps available (Source Ofcom)

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

Flood Risk: Very Low Risk



GROUND FLOOR

1ST FLOOR



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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