

# BUCKS

PROPERTY AGENTS



## Conifers, Wickham Road, Finningham, Stowmarket, IP14 4HT Offers In Excess Of £365,000

- Semi Detached Home
- Modern Kitchen
- Double Garage and Workshop
- Sealed Unit Double Glazing
- Off Road Parking
- Three/Four Bedrooms
- Utility Room
- Oil Radiator Central Heating
- No Upward Chain
- Village Location

# Conifers, Wickham Road, Stowmarket IP14 4HT

Bucks Property Agents are delighted to offer for sale this extremely spacious well presented 3/4 BEDROOM SEMI DETACHED HOME situated in the sought after village of FINNINGHAM. The property boasts SEALED UNIT DOUBLE GLAZING, OIL FIRED RADIATOR CENTRAL HEATING, MODERN FITTED KITCHEN and UTILITY ROOM, SPACIOUS ACCOMMODATION THROUGHOUT, DOUBLE GARAGE and OFF ROAD PARKING for several vehicles. The property is sold with the benefit of NO UPWARD CHAIN.

Finningham is located approximately 7 miles from the market town of Stowmarket which offers many amenities including major supermarkets, local businesses, schools, leisure centre, restaurants, cinema and Railway Station with major rail links to London Liverpool Street, Ipswich, Bury St Edmunds and Norwich.

The agents would recommend an internal inspection at the earliest opportunity to appreciate this excellent accommodation on offer.



Council Tax Band: C



#### Entrance Porch:

With window to front and to the side, door to outside and karndeane flooring.

#### Hallway:

With karndeane flooring, stairs to first floor, under stairs cupboard, further storage cupboard and full length radiator.

#### Study/Bedroom Four:

With window to front and to the side, loft access and radiator.

#### Kitchen:

With window to side, range of modern high and low level units, matching quartz worktops and splash backs, breakfast bar, side by side ovens at eye level, built in microwave, grill and plate warmer, induction hob with extractor hood and fan and stainless steel sink and drainer.

Opening to the rear, tiled floor and radiator. There is an archway leading to:-

#### Family Room:

With window to front and to the rear, patio doors to rear, karndeane flooring, door leading to integral garage and full length radiator.

#### Utility Room:

With window to rear and to the side and further full length window to side, high and low level unit, worktop, space for American fridge freezer, karndeane flooring, plumbing for washing machine and boiler.

#### Cloakroom:

With window to rear, karndeane flooring, low level WC and full length radiator.

#### Dining Room:

With bay window to front and full length radiator. Brick archway leading to:-

#### Sitting Room:

With patio doors to rear, TV point, brick fireplace and radiator.

#### First Floor Landing:

With window to side and loft access.

#### Bedroom One:

With two windows to side built in cupboard that is shelved further built in cupboard that houses the hot water tank and there is an air-conditioning and heating unit.

#### Bedroom Two:

With window to front, built in wardrobe to one wall with sliding doors and radiator.

#### Bedroom Three:

With window to front and to the side and radiator.

#### Bathroom:

With window to side, low level WC, basin in vanity unit, bath with shower over and shower screen, half tiled walls and heated towel rail.

#### Outside:

To the front of the property is a good sized garden with lawn, mature trees, brick wall, covered seating area and gravel driveway providing off road parking for several vehicles leading to an integral double garage with two up and over doors. The garage has power and light connected, two windows to side, loft access and workshop area and personnel door leading to the rear garden. A side gate and storage area leads to the rear garden that comprise of lawn, steps to raised decking area with lighting, gravel areas, water feature, wooden play house and oil tank that is housed in a cupboard.



## Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Continue to follow B1115 At the roundabout, take the 1st exit onto Newton Rd/B1113 Continue to follow B1113 Turn right onto Wickham Rd Turn right Destination will be on the left

## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

