



Borough Lane,
Great Finborough. IP14 3AS
£475,000 Freehold

MaxwellBrown

Independent Property Agents

Set on a plot extending to 1/4 acre with potential building plot this superbly presented detached bungalow is situated in a quiet country lane in this popular village approximately 4 miles from the market town of Stowmarket. Accommodation includes hall, lounge, kitchen/diner, utility room, master suite with bedroom, dressing room & luxury ensuite, 2 further bedrooms & family bathroom. The property is set back from the road with an open driveway allowing parking for several cars. There is a large secluded rear garden. The property has LPG Gas fired central heating and full double glazing.



Recessed porch. Part glazed door and side panel to:

Entrance Hall:

Limed Oak effect Karndean Flooring, coving, LED spotlights, access to loft, vertical radiator, cupboard housing Worcester Bosch LPG fired combination boiler supplying hot water and central heating, doors to:

Lounge:

Double aspect sealed unit double glazed windows, Corner polished Granite heath with Westfire multi fuel stove, television point, coving, radiator

Kitchen/diner:

Fitted with range of beech effect units with cupboards and drawers under stone effect worktops. Inset single drainer stainless steel sink unit with mixer tap, Bosch induction hob, Zanussi Oven, extractor hood, eye level units, tiled splashbacks, Karndean limed oak flooring, LED spotlighting, TV aerial socket, Double aspect sealed unit double glazed windows & door to rear garden. Door to:

Utility Room:

Sealed unit double glazed window to rear, worktop with inset single drainer stainless steel sink unit with mixer tap, cupboard and space under, plumbing for washing machine, 2 eye level units, ceramic tiled floor, radiator.

Bedroom 3:

Sealed unit double glazed window to front, coving, radiator.

Bathroom:

Recently fitted white suite comprising 'L' shaped panelled bath with waterfall mixer tap and thermostatic shower, rain and hand held shower heads, glass screen, low level WC, pedestal wash basin with waterfall mixer tap, porcelain tiled splashbacks, ceramic tiled floor, radiator, sealed unit double glazed window to rear, extractor fan, LED spot lights.

Bedroom 2:

Sealed unit double glazed window to front, radiator, built-in wardrobe.

Master Bedroom:

Sealed unit double glazed window to rear, coving, radiator, built-in wardrobe and door to:

Dressing Room:

Sealed unit double glazed window to rear, coving, radiator, range of fitted wardrobes with full length door mirrors, shelves and hanging space, LED spotlighting and door to:

En-suite shower room:

Recently refitted with luxury white suite comprising glazed cubicle with thermostatic shower, rain and hand held shower heads, vanity unit with wash hand basin, mixer tap and plunge plug, drawers below, low flushing WC, two fully tiled walls and floor, extractor fan, LED spot lights and window to side.

Outside:

The property is set on a plot of .25 acre accessed from the road via a shingle drive enclosed by close board fencing, giving parking and turning space for 5 cars leading to the attached single garage with electric up and over door, power and light and eaves storage space. Personal door to the large south facing rear and side garden with shaped sandstone patio leading on the large lawned area, timber garden shed and various trees and shrubs. The garden is fully enclosed by close board fencing with gate to front.

Agents note:

There is potential (subject to planning consent) for a small building plot or considerable extension of the existing property the right hand side. Distance between house and boundary approx. 12m. We understand from the vendor that there was consent for a large side extension which has since lapsed.

Services:

We understand from the vendor that mains water, electricity and drainage are connected to the property. There is a Calor (LPG) gas storage tank located to the front of the property.

Broadband availability:

Maximum download speeds

Standard 28Mbps

Ultrafast 1000Mbps

Network available Openreach.

Information from Ofcom.com

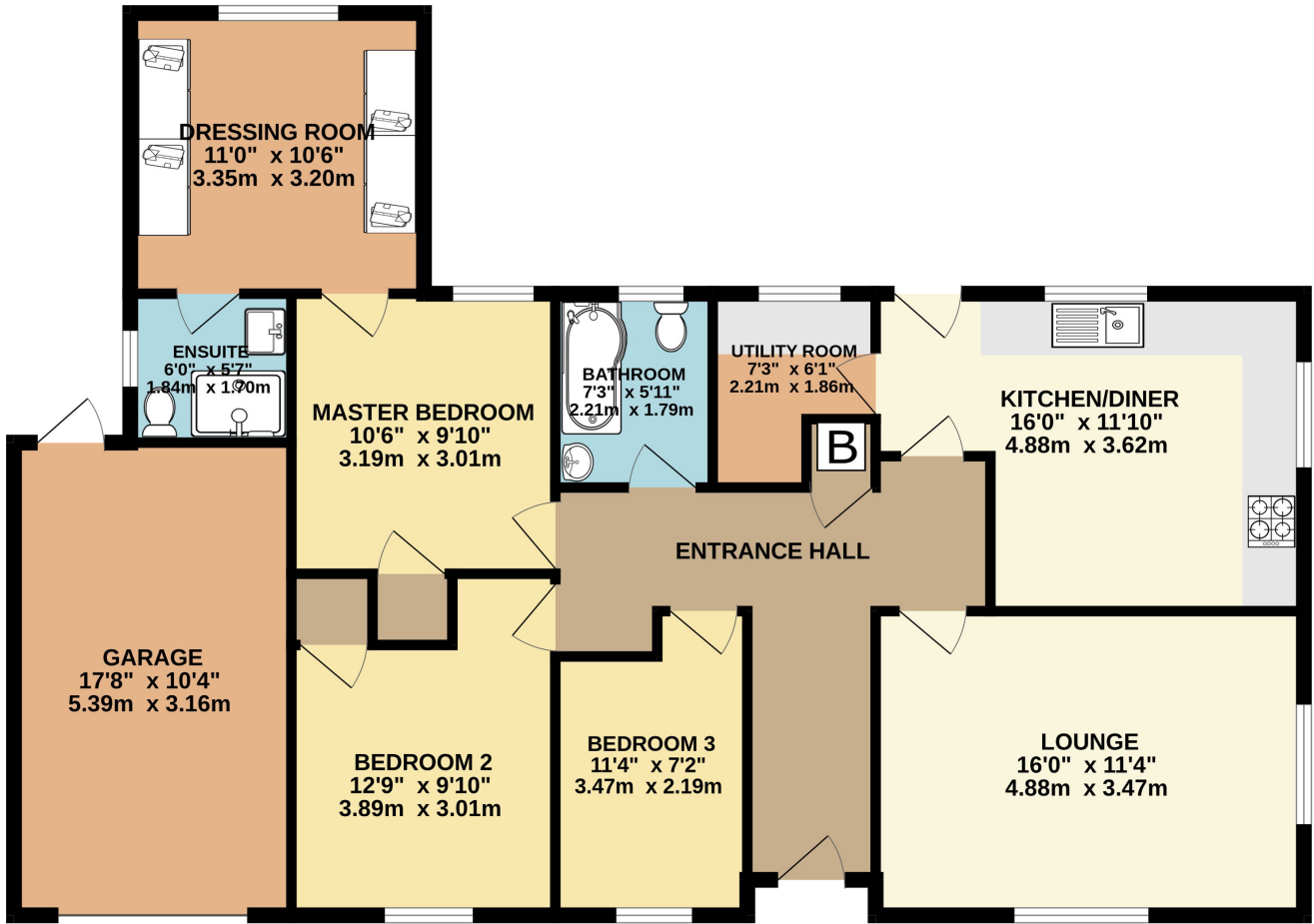
Council tax:

Band D. Mid Suffolk District Council

What Three Words location: Panic.Taller.Twinkled



GROUND FLOOR
1206 sq.ft. (112.0 sq.m.) approx.

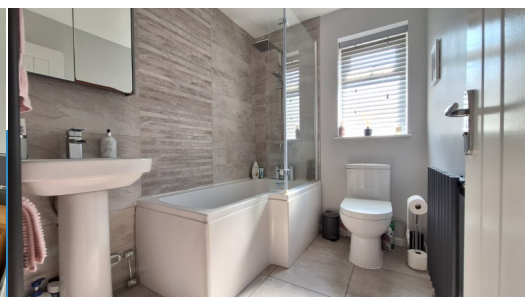


TOTAL FLOOR AREA : 1206 sq.ft. (112.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	45 E	
21-38	F		
1-20	G		





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

