



# Stable Barn

Base Green Road, Wetherden, Stowmarket, Suffolk IP14 3LR

ML Property are delighted to offer for sale this single storey barn conversion nearing completion set in a rural location on the edge of the popular village of Wetherden.



price  
**£365,000**

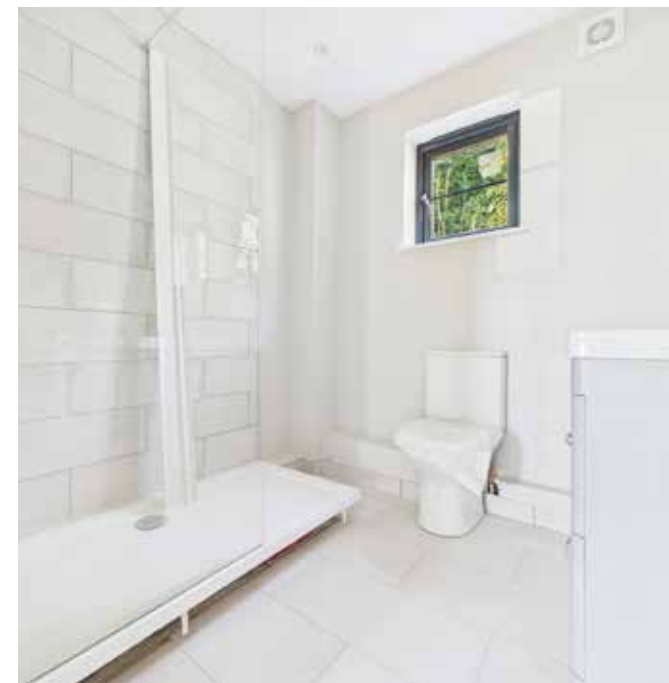
## at a glance...

- A Single storey barn conversion nearing completion
- Master bedroom with en-suite and a further bedroom
- Fitted kitchen with separate utility room
- Off road parking for two vehicles
- Situated on the edge of a popular mid Suffolk village
- Side and rear courtyards along with gardens to the front of the property
- UPVC Windows and Air source heat pump
- Spacious open plan living area
- Underfloor heating throughout





The conversion which has been finished to a very high standard throughout affords the following accommodation – hallway, open plan sitting room, dining area and kitchen. There is a fully fitted kitchen with fridge, freezer, dishwasher and an oven with microwave. There is an inner hall with a utility room off, master bedroom with en-suite, further bedroom and bathroom.



The property is further enhanced by UPVC Windows, Grant Aeron Air source heat pump serving underfloor heating throughout with a Smart controls.

Externally the property will benefit from rear and side courtyard areas laid to a mixture of shingle and patio. The main garden which is to the front will be laid to grass seed with paths to the property, a block paved area for parking and a range of fencing and hedging to define the plot.



# location

The property is situated on the edge of the popular village of Wetherden. Wetherden is a small village with a range of local facilities including a thriving village hall used for a variety of social and community activities, football team, tennis club, playing field with fenced children's playground area, parish church and allotments and Baptist Church. The neighbouring villages of Haughley and Elmswell offer a good range of everyday amenities including a village store, post office, chemist, bakery, butchers, public houses and primary schools with the latter having a local rail link station to Bury St Edmunds and Stowmarket. The market town of Stowmarket is 4 miles with an excellent range of amenities together with a main line rail link to London Liverpool Street. The historic cathedral town of Bury St Edmunds is about 10 miles west.

## services

Mains water with water softener and electric. Sewage is via a private sewage system shared with the adjoining property (Criterion barn). Heating is provided by an Air Source heat Pump served by underfloor heating throughout.

There will be a yearly contribution to Criterion barn for the running and maintenance of the sewage treatment system and for the up keep of the entrance and visitors parking area - more details are available from the selling agent.

**Council Tax band** TBC.

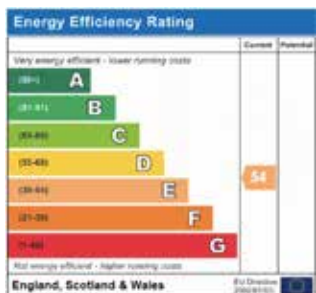
**Warranty** 10 Years certificate of structural adequacy.

**Flood Zone** Flood Zone 1 (Low) information from the gov.uk website.

**Broadband Speed** Superfast Broadband is available - information from the Ofcom Website.

**Mobile Coverage** All Main networks are 'likely' - information from the Ofcom website.





The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.



## accommodation

Entrance Hall	1.45m (4'9) x 1.46m (4'9)
Open Plan Sitting Room/ Dining Room/Kitchen	5.90m (19'4) x 7.87 (25'9)
Inner Hall	
Utility Room	2.08m (6'9) x 1.29m (4'2)
Master Bedroom	3.76m (12'4) x 2.98m (9'9)
En-Suite	2.08m (6'9) x 1.93m (6'4)
Bedroom 2	2.65m (8'8) x 3.10m (10'2)
Bathroom	2.06m (6'9) x 2.03m (6'8)



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VIEWING STRICTLY BY APPOINTMENT ONLY

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