



Maythorns

Westhorpe Road, Finningham, Stowmarket, Suffolk IP14 4TW

ML Property are delighted to offer for sale this immaculately presented and much improved 5 bedroom detached house situated in the popular village of Finningham. The property also benefits from a single garage and parking, 2 reception rooms and a playroom along with pleasant rear gardens.

price
£625,000

at a glance...

- Superbly presented and immaculate 5 bedroom detached house
- Much improved by the current vendors throughout
- Oil fired central heating and UPVC Windows
- Single garage and off road parking
- Enclosed rear garden with patio
- Flexible accommodation on offer with two reception rooms and further playroom/snug
- Popular village location
- Accommodation spanning in excess of 2000 sqft (sts)
- Viewing highly recommended to appreciate the standard of finish on offer along with the spacious accommodation





Maythorns as previously mentioned has been much improved by the current vendors and is immaculate throughout with accommodation comprising of - entrance hall way, good size main hall, sitting room with wood burning stove, further reception room, playroom/snug, utility room with shower room off and a 30' long kitchen/breakfast room with fully fitted kitchen and island.







Externally the property is approached via a shared driveway with one neighbouring property leading to the hardstanding area and further shingle area for off road parking and single garage (currently a store and home gym). There is a small area of garden to the front and side gate leading to the enclosed rear garden laid to lawn with a patio immediately to the rear of the property. The remainder of the garden is predominantly laid to lawn with a resided shingled eating and BBQ area. There is a freestanding shed/summerhouse.



location

The Mid Suffolk village of Finningham, and lies about 1.5 miles from the village of Bacton, which boasts a well-stocked village store/post office, garage, primary school, and pub/restaurant. There is easy access to the A14 and Bury St Edmunds is only 16 miles to the west, taking around 25 minutes. The town of Stowmarket lies approximately 8 miles to the south, which has a regular mainline rail service to London Liverpool Street taking about 80 minutes

services

Mains water and electricity and sewage. Central heating is provided by an oil fired boiler service radiators throughout.

Broadband

Ofcom indicates superfast broadband is available.

Mobile signal

Ofcom indicates most networks are likely available.

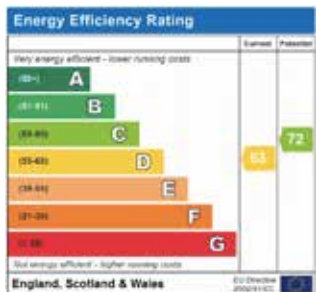
Local Authority

Mid Suffolk District Council - Council Tax Band F.

Agents Notes

Material Information brochure attached.





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.



Material
Information
brochure.



ground floor

Hallway	
Hall	4.38m (14'4) x 2.63m (8'7)
Sitting Room	3.32m (10'10) x 3.31m (20'8)
Reception Room	2.98m (9'9) x 5.28m (17'3)
Play Room/Snug	2.46m (8'0) x 3.38m (11'1)
Utility Room	1.98m (6'6) x 2.57m (8'5)
Shower Room	
Kitchen/Breakfast Room	3.54m (11'7) x 9.16m (30')



first floor

Master Bedroom	3.54m (11'7) x 4.37m (14'3)
En-Suite	1.67m (5'5) x 2.04m (6'8)
Bedroom 2	3.05m (10'0) x 3.40m (11'1)
Bedroom 3	3.02 (9'10) x 3.19m (10'5)
Bedroom 4	2.64m (8'8) x 3.42m (11'2)
Bedroom 5	2.93m (9'7) x 6.32m (20'8)
including dressing area	
Bathroom	2.46m (8'0) x 3.18m (10'5)



PART OF THE 3 POINT PROPERTY GROUP

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