



Rock Estates



Lower Farm Road
Ringshall, Stowmarket, IP14 2JB
Guide price £525,000



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Lower Farm Road

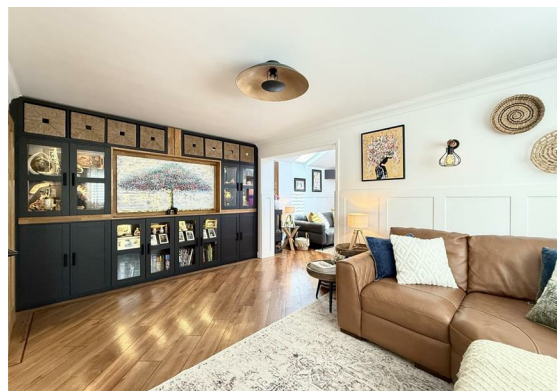
Ringshall, Stowmarket, IP14 2JB

- **** NO ONWARD CHAIN ****
- Renovated Throughout with Modern Upgrades
- Versatile Detached Outbuilding/ Fourth Bedroom/ Treatment Room
- Kitchen/ Diner with Quartz Worktops
- Low Running Costs with EPC Rating A - Air Source Heat Pump, Solar Panels & Battery
- Three Double Bedrooms
- Ensuite to Master Bedroom & First Floor Shower Room
- South Facing, Low Maintenance Rear Garden
- Double Glazed Windows with Made to Measure Shutter Blinds
- Two Driveways with Ample Off Road Parking



Beautifully renovated throughout, this impressive detached home boasts a modern outbuilding currently used as an office but with versatility to be used as a fourth bedroom.

The property offers spacious & flexible accommodation with multiple reception rooms suited to modern family life, bespoke built-in media storage creates organised & relaxing living environments for the whole family. At the heart of the home is the stunning kitchen/diner, thoughtfully designed with extensive storage, Quartz worktops & integrated appliances. Notable upgrades are the custom-made seating bench with built-in storage, made to measure shutter blinds & Karndean flooring, enhanced by a unique decorative edging finish. To the first floor there are three generous double bedrooms. The master bedroom benefits from built-in storage & a luxurious ensuite with freestanding bath. The remaining bedrooms are served by a stylish shower room finished with black accents & high specification fittings.



The south-facing garden has been landscaped to create a private & highly functional outdoor space. Designed for low-maintenance living, the garden combines artificial lawn, mature planting & a composite decking terrace. The purpose-built entertaining area with paved patio & aluminium pergola complete with integrated blinds, centres around a substantial grill BBQ, creating the perfect outdoor entertaining environment.

Tucked away at the end of the garden is a versatile detached outbuilding currently used as a home office, ideal as a treatment room, summer house or fourth bedroom. The former garage has also been converted into a substantial utility & gym space complete with built-in storage & pet shower facilities.



The property boasts premium Toshiba Haori air-to-air heating & cooling system, providing efficient year-round climate control. Combining modern energy efficiency & stylish design, the system offers both heating in winter & cooling in summer helping to maintain a comfortable living environment.





Front

Approached alongside the shared driveway the brick paved path leads to the front door, opening to:

Entrance Hallway

Double glazed window to side. Karndeian oak effect flooring. Decorative wall paneling. Toshiba air conditioning unit. Stairs to first floor. Under stairs cupboard. Coving. Bespoke tri-folding doors to:

Kitchen/ Diner 21'11" x 10'6" (6.70 x 3.22)

Double glazed window to front and side with made to measure shutter blinds. Part glazed door providing access to private driveway. Range of wall and floor mounted units and drawers with soft close function. Under cabinet lighting. Quartz worktop. Integrated induction hob with Quartz splash back and extractor hood over. Integrated eye level double oven. Part tiled walls. Integrated dishwasher. Space for fridge/ freezer. Integrated wine cooler. Built in dining bench with storage and leather seating. Coving. Karndeian flooring. Spotlights.

Living Room 17'5" x 10'5" (5.32 x 3.19)

Double glazed window with made to measure shutter blinds. Bespoke built in storage unit. Decorative wall paneling. Karndeian flooring. Coving. Opening to:

Family Room 14'7" x 9'10" (4.45 x 3.00)

Double glazed window and doors to rear garden. Two velux windows. Decorative wall paneling. Karndeian flooring. Spotlights. Toshiba air conditioning unit. Integrated media wall with TV inset.

Cloakroom

Double glazed window to front. Low level W.C. Pedestal hand wash basin. Part tiled walls.

Landing

Double glazed window and Velux window. Decorative wall paneling. Karndeian flooring. Doors to:

Bedroom One 14'1" x 9'2" (4.30 x 2.80)

Double glazed window. Built in eaves storage space. Karndeian flooring. Coving. Toshiba air conditioning unit. Sliding oak door to:

Ensuite

Double glazed window. Free standing bath with black fixtures. Wall hung W.C. Tiled walls. Built in storage shelf. Decorative wood panelling. Wall hung drawer unit with ceramic sink and black mixer tap. Coving. Tiled floor. Under floor heating.

Bedroom Two 10'5" x 8'3" (3.19 x 2.54)

Double glazed window. Built in wardrobes. Coving. Loft hatch providing access to loft space. Toshiba air conditioning unit.

Bedroom Three 10'9" x 7'9" (3.28 x 2.37)

Double glazed window and Velux window. Karndeian flooring. Coving.

Shower Room

Velux window. Shower cubicle with rainfall and hand held shower fittings. Tiled walls with in built shelving. Glass shower screen with black accents. Wall hung drawer unit with ceramic sink above with black mixer tap. Decorative oak panelling. Wall hung W.C. with hidden cistern. Spotlights. Tiled floor. Under floor heating.

Rear Garden

The south facing rear garden has been thoughtfully landscaped to create a private oasis that is fully functional for both relaxing and

entertaining. The low maintenance rear garden is partly laid to lawn with artificial grass and a grey composite decking terrace. The garden is fully enclosed with composite fence panels and a number of flower beds containing an abundance of mature trees and shrubs.

A particular highlight of the rear garden is the purpose built paved patio area with aluminium pergola including roller roof blinds. This sociable space has been thoughtfully put together with entertaining in mind, a large grill BBQ stands pride of place ready for any outdoor event.

Home Office / Treatment Room 13'1" x 9'11" (4.00 x 3.03)

Tucked away at the end of the garden this additional wooden out-building is currently used as a home office space, this multi-functional space could be used as a private treatment room, summer house or even a fourth bedroom. There are double glazed windows and double glazed sliding doors, there are multiple electric sockets and wall mounted lighting fixtures. The high spec finishes continue with decorative panelling and oak effect flooring.

Utility/ Home Gym 19'3" x 11'10" (5.88 x 3.61)

Previously a single garage this space is now home to a sizeable utility room with in built storage cupboards and additional under counter space for washing machine, tumble dryer and dishwasher. Inset sink with mixer tap over. Built in pet shower with tiled surround and black mixer shower fitting. Spotlights. Oak effect flooring. Loft hatch providing access to loft space.

The space is also currently used as a home gym, with space for multiple piece of equipment.

Wall mounted battery and solar panels bank.

Parking

Boasting not one but two driveways this property provides the whole family with off road parking.

A shared driveway is situated to the front of the property offering off road parking for two cars. Whilst to the side of the property there is additional parking for three cars on a private and newly laid resin driveway.

Energy Efficiency

Energy efficiency is a major highlight of this home, with an air source heat pump providing heating and cooling, supported by approximately 26 solar panels and battery storage, all of which contribute towards significantly reduced running costs and an impressive EPC A rating.

The property boasts premium Toshiba Haori air-to-air heating & cooling system, providing efficient year-round climate control. Combining modern energy efficiency & stylish design, the system offers both heating in winter & cooling in summer helping to maintain a comfortable living environment throughout the home.

Ringshall

Ringshall is a picturesque Suffolk village surrounded by beautiful rolling countryside, offering a peaceful rural lifestyle whilst still remaining conveniently connected. The village is well regarded for its strong sense of community, attractive character homes and scenic walking routes, making it particularly appealing for those seeking a quieter pace of life.

Situated just a short distance from Needham Market and Stowmarket, residents benefit from easy access to a wide range of everyday amenities including shops, cafés, public houses, schooling



Floor Plan



Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

