

EH
EXQUISITE
HOME



Pettaugh | Suffolk

Positioned on a prominent, non-estate plot in the mid-Suffolk village of Pettaugh, a substantial four-bedroom detached property constructed in the late 1970s. Offering approaching 1,600 square feet of primary living accommodation, the property backs directly onto open farmland, providing uninterrupted countryside views. Presented to the market requiring updating and refurbishment, this home offers a prime opportunity for a buyer to entirely configure and modernise a significant footprint.

Ground Floor

The property is accessed via a front porch (1.75m x 1.19m) that opens into a central hallway (3.70m x 2.95m maximum), containing the stairs to the first floor. The primary reception space is an L-shaped sitting and dining room (reception area 5.98m x 3.72m; dining area 3.88m x 3.62m). This room has a triple aspect, a front-facing bow window, a brick fireplace, and sliding patio doors leading to the rear garden. The kitchen and dining area (5.06m x 3.83m) overlooks the rear garden and adjacent fields. It is fitted with wall and base units, glass display cabinets, a wine rack, and a one and a half bowl stainless steel sink. It includes a walk-in larder cupboard, the oil-fired boiler, and designated space for a slot-in cooker and under-counter appliances. The ground floor also features a wet room (2.19m x 1.36m) with a shower, wash basin, and w.c., alongside a side boot room (2.43m x 2.04m) providing secondary external access.





First Floor

The central landing (6.22m x 1.05m) has a side-facing window and an airing cupboard housing the hot water tank and shelving. Bedroom one (4.48m x 3.48m) faces the front of the property and includes a double walk-in cupboard with hanging space and overhead storage. Bedroom two (3.95m x 3.34m) is also a front-facing double room. Bedroom three (4.07m x 2.73m) is a double room situated at the rear, looking out over the garden and agricultural land. Bedroom four (3.38m x 2.43m maximum) overlooks the rear and includes a double cupboard with hanging space and overhead storage; it is suitable for use as a single bedroom or study. The family bathroom (2.71m x 1.85m) comprises a bath, a separate shower cubicle, a wash basin, a w.c., and a heated towel rail.



Outside Space

The front of the property features a driveway providing parking for multiple vehicles, bordered by lawns, mature trees, and shrubs. An attached double garage (5.46m x 5.26m) offers 305 square feet of secure parking or storage, accessed via an up-and-over door. Pedestrian paths on either side of the house lead to the rear garden. The rear plot is predominantly laid to lawn and includes a patio area and established planting. It backs directly onto open fields. The oil tank and private drainage binder unit are located within the rear grounds.





Location and Local Amenities

Pettaugh is a desirable and tranquil rural village situated in the heart of the Suffolk countryside, offering immediate access to extensive public footpaths and highly regarded walking routes, including those leading towards the historic Helmingham Hall estate. Despite its rural setting, the village is strategically positioned for excellent local infrastructure. Everyday shopping requirements and local amenities are comprehensively served by the neighbouring village of Debenham, located just over three miles away, which provides a range of independent shops, a supermarket, cafes, a leisure centre, and healthcare facilities. Crucially for families, Pettaugh falls within the catchment area for the highly sought-after Debenham High School. Primary education is readily available in the surrounding villages, including Stonham Aspal and Debenham.

Transport and Communications

The property benefits from strong communication links, with local bus services routing through the village to connect residents with the wider region. For commuters, the market town of Stowmarket is located approximately nine miles away, providing extensive commercial facilities, major supermarkets, and a mainline railway station with regular, direct services into London Liverpool Street. Furthermore, the A1120 and nearby A140 offer straightforward vehicular access to the county town of Ipswich, Bury St Edmunds, and the broader A14 corridor, ensuring the property remains highly connected whilst retaining its quiet village status.





Agent's Note

The property features oil-fired radiator heating, private drainage, and leaded light style windows. The property requires improvement and updating including specific repairs; an independent survey has identified Category 2 moderate, non-progressive crack damage, with a fully quantified remediation plan available to all interested parties.

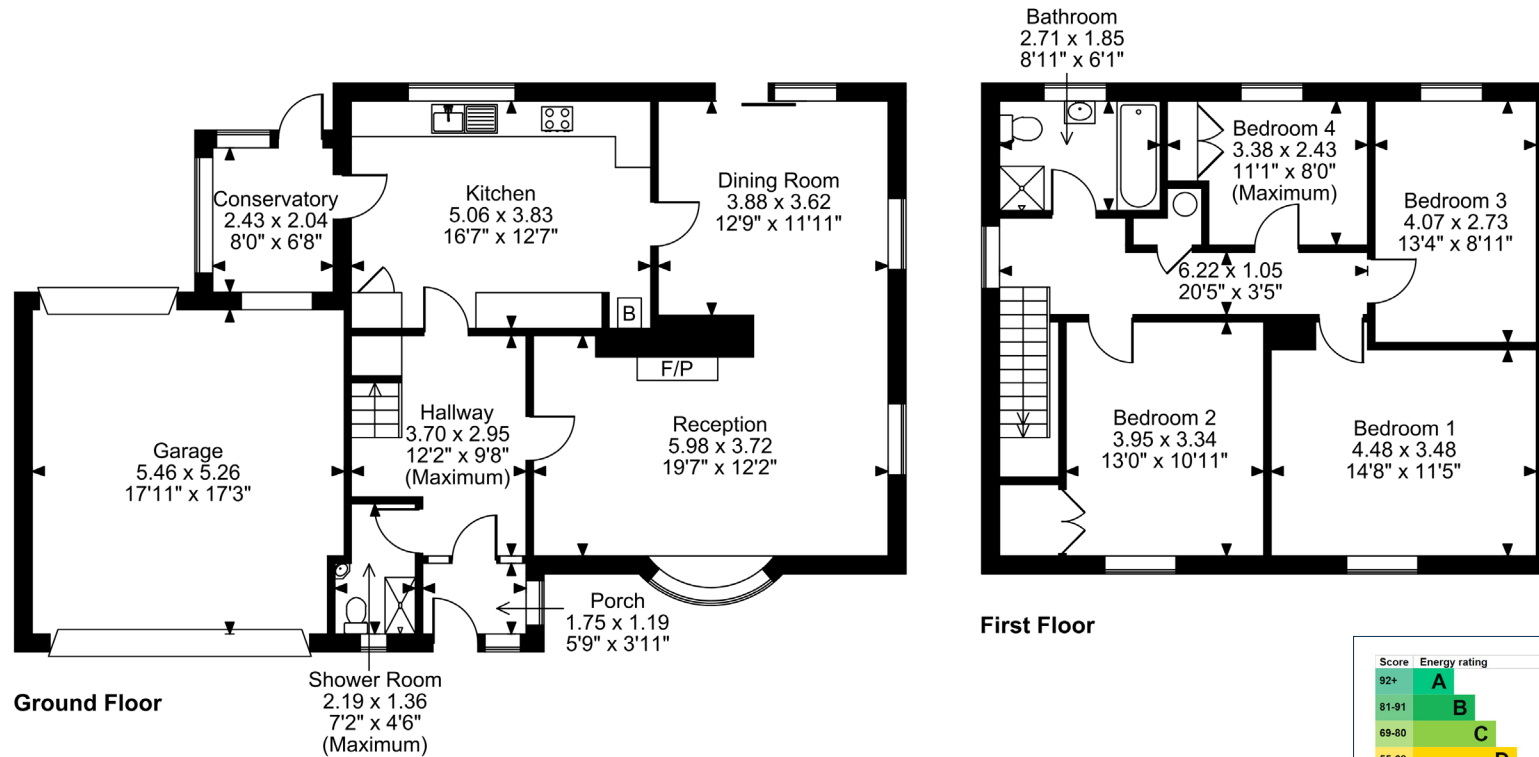
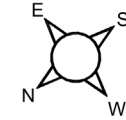
The Lawns, Ipswich Way, Pettaugh, Stowmarket, Suffolk

Approximate Gross Internal Area

Main House = 1583 Sq Ft/147 Sq M

Garage = 305 Sq Ft/28 Sq M

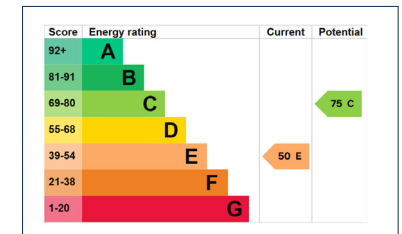
Total = 1888 Sq Ft/175 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.

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