

oakheart



£650,000

Guide Price

Apple Grove, Wetherden, Stowmarket

Tucked away along an exclusive PRIVATE ROAD within the sought-after village of Wetherden, this exceptional FOUR-BEDROOM DETACHED residence offers over 1,990 SQ. FT. of beautifully appointed accommodation, complemented by a DETACHED DOUBLE GARAGE, versatile garden building and generous landscaped gardens, creating the perfect forever family home.

From the moment you arrive, the home makes a lasting impression. A substantial shingle driveway provides EXTENSIVE OFF-ROAD PARKING and leads to the detached double garage with ELECTRIC ROLLER DOOR and an additional rear storage room, presenting excellent potential for a HOME GYM, OFFICE OR CONVERSION (subject to any necessary consents).

Stepping inside, the quality and character of the home immediately become apparent. Warm timber doors run throughout, complemented by EXPOSED CEILING BEAMS, generous proportions and an abundance of natural light. At the heart of the property sits an impressive dual-aspect sitting room where a striking EXPOSED BRICK INGLENOOK FIREPLACE with inset WOOD-BURNING STOVE creates a stunning focal point, perfectly balancing traditional charm with modern family living.

Flowing effortlessly from the principal reception rooms is the magnificent SUN ROOM, thoughtfully upgraded by the current owners with a FULLY INSULATED SOLID ROOF, transforming what was once a conservatory into a

superb year-round living space. Flooded with light through its extensive glazing and offering uninterrupted views across the rear garden, this exceptional room provides endless flexibility as a family room, garden room or entertaining space.

The kitchen has been designed with practicality in mind, offering an excellent range of shaker-style cabinetry, TILED FLOORING, generous work surfaces and space for informal dining, whilst the adjoining utility room provides further storage and external access. A separate dining room offers the perfect setting for formal entertaining, whilst a ground floor cloakroom completes the home.









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Main building GLATM

185.58 m²
1997.52 ft²

Main building total

185.58 m²
1997.52 ft²

Bonus space

56.27 m²
605.69 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-2765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

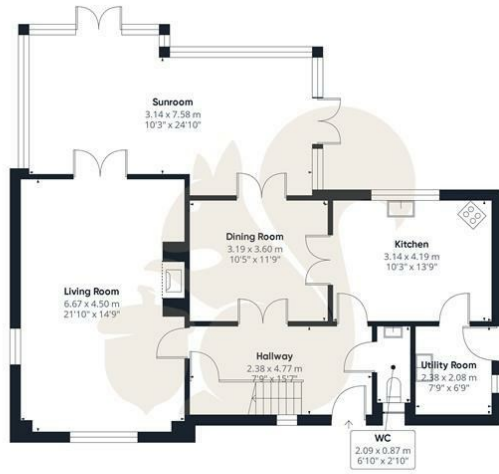
Local Authority:

Tenure:

Freehold

Council Tax Band:

F



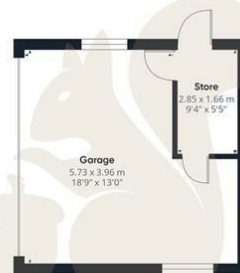
Ground Floor Building 1



Floor 1 Building 1




Ground Floor Building 2



Ground Floor Building 3

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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