



# Birchview

Base Green, Wetherden, Stowmarket, Suffolk IP14 3LS



We are delighted to offer for sale this superbly presented, extended and much improved 4 bedroom detached property, occupying a plot of circa 0.4 acres (sts) in the popular rural village of Base Green, Wetherden.



price

£675,000



x4



x2



C



0.4  
acres



2,000  
sqft

## at a glance

- 4 Bedroom detached property
- Situated in a rural position
- Set in grounds of circa 0.4 acres (sts)
- Single garage and off road parking
- Air Source Heat Pump
- Master Bedroom with En-suite
- Study and Utility Room
- Extended accommodation
- Viewing recommended to appreciate the standard of finish and plot size on offer
- Upward Chain Complete



GIRAFFE360



**B**irchview which as previously mentioned has been much improved and extended by the current vendors, now offers accommodation approaching 2000sqft (sts) and is finished to an extremely high specification throughout. The accommodation comprises of - hallway, study, cloakroom, sitting room, a good size kitchen/living area and a utility room with access to the single garage, which benefits from an electric roller door.







On the first floor there is a master bedroom with en-suite, three further bedrooms and a family bathroom. The property is further enhanced by double glazed windows and air source heat pump.

## outside

Externally the property which occupies a rural position benefits from ample off road parking to the front leading to the single garage. There is a side area housing the ASHP leading to the rear garden. The rear garden is fully enclosed by fencing and hedgerow and predominantly laid to lawn with views over neighbouring paddocks and fields.

We strongly advise a viewing of the property to not only appreciate the standard of finish on offer but the position and plot size Birchview benefits from.

## location

The property is situated in Base Green, just on the edge of the 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.



[View to rear](#)

## ground floor

Hallway	
WC	
Study	2.05m (6'8") x 1.97m (6'5")
Sitting Room	3.41m (11'2") x 6.04m (19'9")
Kitchen/Living Area	7.85m (25'9") x 4.63m (15'2")
Utility Room	2.06m (6'8") x 2.56m (8'4")

## first floor

Master Bedroom*	4.39m (14'4") x 4.83m (15'10")
En-suite	2.29m (7'6") x 2.64m (8'8")
Bedroom	3.38m (11'0") x 4.85m (15'11")
Bedroom	4.00m (13'1") x 3.39m (11'1")
Bedroom	3.82m (12'6") x 2.96m (9'8")
Bathroom	2.05m (6'8") x 2.86m (9'4")
Single Garage	2.97m (9'8") x 6.03m (19'9")

\*with built in wardrobes

## services

Mains water and electric. Sewage is via a private sewage system. Heating is provided by an Air Source heat Pump served by underfloor heating on the ground floor and radiators on the first floor.

Local Authority Mid Suffolk District Council - Council Tax Band D.

Please see Material Information brochure below.



PART OF THE 3 POINT PROPERTY GROUP

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.

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