



FEN ROAD, PAKENHAM

IP31 2LT

OIEO £375,000
FREEHOLD

A delightful 3-bedroom detached cottage with a wealth of reception rooms offering spacious accommodation throughout, boasting plenty of features, from exposed beams and Inglenook fireplaces. The property features a welcoming entrance hall that leads you to a generous sized sitting room/dining area ideal for entertaining. The ground floor also benefits from an additional lounge/snug along with a well-appointed kitchen being the heart of the home. Upstairs, you will find three good-sized bedrooms, with the master bedroom benefiting from an en-suite and a family bathroom for added convenience. The garden is set within large grounds of approximately 1/5 acre, the mature gardens surround the property and a driveway providing parking. This unique cottage is being offered for sale with no onward chain, located in a peaceful sought-after village. Viewing is highly recommended to appreciate the warmth and character on offer!

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FEN ROAD

- Charming Detached Cottage • No Onward Chain • Sitting Room with Inglenook Fireplace • Oil Fired Central Heating • Lounge with Inglenook Fireplace • 3 Bedrooms with En-Suite to Master • Ground Floor Bathroom • Established Gardens of 1/5 Acre • Peaceful Village Location • Check out the 360 Virtual Tour!



Entrance Hall

Window to side. Radiator.

Sitting Room

Inglenook fireplace, exposed beams, 2 radiators. Windows to front and rear.

Dining Room

Exposed beams. Radiator. Window to side.

Lounge

Inglenook fireplace, exposed beams, stairs to first floor. Window to front. Radiator.

Bathroom

Suite comprising bath with shower mixer tap, W.C, wash hand basin, exposed beams. Window to rear. Radiator

First Floor Landing

Bedroom 1

Loft access, eaves storage, exposed beams. Window to front. Radiator

En-Suite

Shower cubicle, W.C, wash hand basin. Large airing cupboard. Heated towel rail, radiator.

Bedroom 2

Built in storage cupboard, exposed beams. Skylight. Window to rear. Radiator.

Bedroom 3

Exposed beams. Window to side. Radiator.

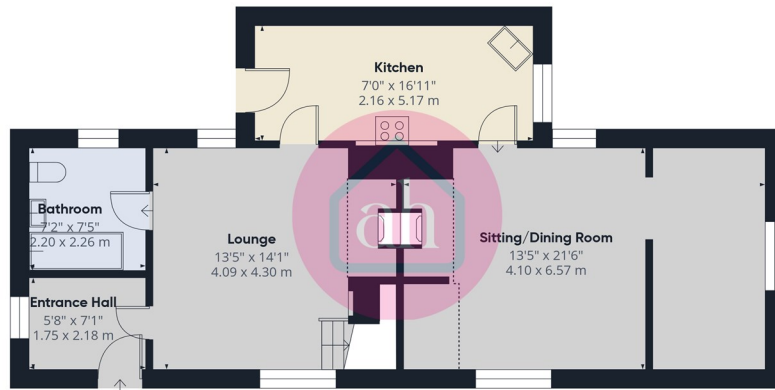
Outside

There are flower beds to the front of the property. To the side of the property there is a graveled driveway offering off road parking.

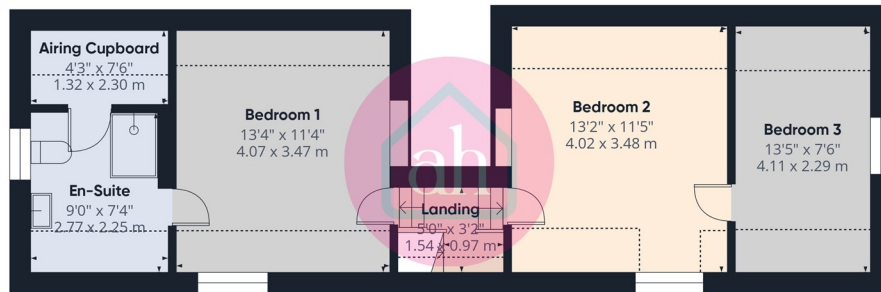
The garden is approximately 1/5 of an acre, it is established with a selection of mature trees and bushes, rose beds, laid to lawn with patio area. The garden is enclosed by a brick and flint wall and fencing.

FEN ROAD





Ground Floor



Floor 1



Approximate total area⁽¹⁾
 1213 ft²
 112.7 m²

Reduced headroom
 207 ft²
 19.3 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		61	40

EPC Rating: E Council Tax Band: D

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 and potential buyers/tenants are advised to recheck the measurements

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