



DAVID
BURR

Carnard

Finningham, Suffolk

An impressive four-bedroom detached home offering generous open-plan living, beautifully landscaped gardens and far-reaching countryside views.



Lifestyle Introduction

Set within the gently rolling countryside of Mid Suffolk, Carnard is a substantial four-bedroom detached home offering space, comfort and an appealing connection with its surroundings. Its generous accommodation extends to approximately 1,649 sq ft, with a flowing kitchen, living room and conservatory creating a welcoming heart to the house.

The beautifully maintained gardens provide space to relax, entertain and grow, with established planting, a paved terrace and an open rural outlook. Gated parking, an integral garage and roof-mounted solar panels add practical benefits, while the generous principal suite and three further bedrooms make the property ideal for family life.



Finningham is an attractive rural village positioned within the valley of the River Dove and surrounded by the arable landscapes of High Suffolk. Quiet lanes and local footpaths offer opportunities to enjoy the countryside, while the nearby market towns of Eye, Diss and Stowmarket provide a wider range of shops, schools, leisure facilities and transport connections.

Carnard offers the best of both worlds: a peaceful village setting with open countryside close at hand, yet well placed for the everyday amenities and connections of the surrounding towns.

Key Features

- Substantial four-bedroom detached village home
- Approximately 1,649 sq ft of living accommodation
- Generous kitchen/breakfast room and 22'11" living room
- Bright conservatory opening onto the garden terrace
- Principal bedroom with en suite and fitted wardrobes
- Family bathroom, utility room and ground-floor cloakroom
- Beautifully maintained gardens with a countryside outlook
- Gated gravel driveway and integral garage
- Roof-mounted solar panels



Living & Entertaining

Carnard offers generous, connected spaces designed for both relaxed family life and entertaining. The substantial living room measures approximately 22'11" x 13'6", providing ample room for several seating arrangements. Large windows bring in plenty of natural light and frame views over the garden, while the fireplace and wood-burning stove form a warm and inviting focal point.

The adjoining kitchen/breakfast room creates a natural social hub, allowing those cooking and dining to remain connected with the main living space. Its generous proportions make it equally suited to informal family meals or hosting friends.

Glazed double doors open into the bright conservatory, an impressive dining and relaxation room with a vaulted glazed roof and attractive garden outlook. Doors lead directly onto the paved terrace, allowing gatherings to flow easily outside during the warmer months.

Whether enjoying a quiet evening beside the fire, a family meal in the conservatory or summer drinks on the terrace, the accommodation provides a versatile setting for every occasion.



Kitchen & Daily Living

At the heart of Carnard is a spacious kitchen/breakfast room, measuring approximately 22'10" x 9'0". Sleek high-gloss cabinetry is complemented by contrasting work surfaces and a vibrant glass splashback, while integrated cooking appliances include two built-in ovens, an induction hob and a contemporary extractor. There is also ample space for a breakfast table, making this a natural setting for informal meals and everyday conversation.

The kitchen flows into the generous living room, which extends to approximately 22'11" x 13'6". Large windows fill the room with natural light and provide attractive garden views, while a fireplace with a wood-burning stove creates a warm and welcoming focal point.

Glazed double doors lead into the conservatory, offering a bright dining or relaxation space with direct access to the paved garden terrace—ideal for entertaining during the warmer months.

A separate utility room provides additional storage, work surfaces and a sink and the ground-floor cloakroom adds further practicality.



Bedrooms & Bathrooms

The first floor provides four bedrooms arranged around a central landing, creating flexible accommodation well suited to family life, guests or home working.

The impressive principal bedroom is particularly generous, extending to approximately 18'4" x 17'4". A rooflight draws natural light into the room, while an extensive range of fitted wardrobes and cupboards provides excellent storage. The room also benefits from its own en suite shower room, fitted with a shower, wash basin and WC.

Three further bedrooms complete the sleeping accommodation. Two are comfortable double rooms, measuring approximately 14'8" x 9'1" and 13'6" x 10'5", while the fourth bedroom would make an ideal child's room, guest room, study or dressing room.

The family bathroom is fitted with a modern white suite comprising a panelled bath, separate glazed shower enclosure, vanity wash basin and WC.

Contemporary blue-and-white tiling, patterned flooring and a large fitted mirror create a bright and distinctive finish.

A separate cloakroom on the ground floor provides additional convenience for family and visitors.



Garden & Outside Area

Carnard is approached through a five-bar gate onto a generous gravel driveway, providing ample off-road parking and access to the integral garage. Mature hedging creates a strong sense of privacy, while shaped lawns, established shrubs and colourful planted borders give the frontage an attractive and welcoming appearance.

The rear garden has been thoughtfully arranged to provide a variety of spaces for relaxing, entertaining and gardening. A substantial paved terrace extends across the back of the house, connecting naturally with the conservatory and creating an ideal setting for outdoor dining and summer gatherings.

Beyond the terrace lies an enclosed lawn framed by mature hedging and established planting. Ornamental trees, flowering beds and architectural plants add year-round interest, while a pergola provides an inviting focal point within the garden.

A productive section offers space for growing fruit, vegetables and flowers, complemented by a timber garden building providing useful storage or workspace. The garden enjoys an appealing open outlook towards the neighbouring countryside, adding to the property's peaceful rural atmosphere.

Together, the beautifully maintained gardens, generous parking and practical garage create outside space that is both attractive and highly usable.



Floorplan



GROUND FLOOR
991 sq.ft. (92.1 sq.m.) approx.

TOTAL FLOOR AREA 1804 sq.ft. (167.6 sq.m.) (approx.)
Accommodation: 1649 sq.ft. (153.2 sq.m.) - Garage: 155 sq.ft. (14.4 sq.m.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced by HomeSight Studios for David Burr Estate Agent.



1ST FLOOR
813 sq.ft. (75.5 sq.m.) approx.

Property information

Mid Suffolk District Council - E

EPC Rating: TBC

Tenure: Freehold

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DAVID
BURR

David Burr - Woolpit
Sampson House, Woolpit,
Bury IP30 9QN

01359 245 245

Woolpit@davidburr.co.uk