



PETTIWARD CLOSE, GREAT FINBOROUGH, IP14 3BP

**£230,000
FREEHOLD**

Situated in a quiet location within the popular village of Great Finborough, this well-presented two-bedroom terraced home offers spacious accommodation, a larger-than-average garden and the rare benefit of allocated parking. The property features a welcoming living area and a well-appointed kitchen. The garden is a standout feature, being larger than typically found with similar properties, providing excellent outdoor space ideal for families, gardening enthusiasts, or summer entertaining. Upstairs, the home offers two generous double bedrooms, both well-proportioned and a family bathroom. This home would make an ideal purchase for first-time buyers, downsizers, or investors, and early viewing is highly recommended to fully appreciate the space and setting on offer.

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PETTIWARD CLOSE

- Well Presented Two Bedroom Home
- Spacious Sitting Room
- Allocated Parking For Two Vehicles
- Oil Fired Central Heating
- Well Appointed Kitchen
- Two Double Bedrooms
- Enclosed Rear Garden
- Close To Stowmarket Amenities & Transport Links Including Train Station
- Viewing Is Highly Recommended
- Take A Look Through The 360 Virtual Tour



Entrance Hall

Welcoming entrance hall with stairs to the first floor and radiator.

Cloakroom

WC and wash basin. Consumer unit and radiator.

Kitchen

A range of matching wall and base cupboard and drawer units with work tops over. Inset sink and drainer. Space for kitchen appliances including dishwasher, washing machine, free standing oven with extractor hood over and full fridge freezer. Window to rear and radiator.

Sitting Room

Well-proportioned room with windows to rear and French doors opening to the garden. Small under stairs storage and two radiators.

Landing

Loft access and storage cupboard.

Bedroom 1

Double room with storage cupboard. Window to front and radiator.

Bedroom 2

Double room with Window to rear and radiator.

Bathroom

Modern suite with WC and wash basin. A bath with shower head over and mixer taps. Radiator.

Outside

Front Garden

Pathway to the front door and small lawn area.

Rear Garden

Fully enclosed garden laid mainly to lawn. A pathway leading to a sunken gravel seating area with raised beds, shed and gated access to the rear.



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Approximate total area⁽¹⁾

617 ft²
57.4 m²

Reduced headroom
6 ft⁴
0.6 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		71	77
EU Directive 2002/91/EC			

EPC Rating: C Council Tax Band: B

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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