



## MANOR GARTH, PAKENHAM, IP31 2LB

OIEO £450,000  
FREEHOLD

This versatile and generously proportioned home is perfectly situated in the well-served village of Pakenham. Designed for modern family living, the property features a large sitting/dining room ideal for entertaining, a dedicated study offering a good workspace. A ground floor double bedroom with a modern shower room offering flexible accommodation for guests or additional family members. The kitchen connects seamlessly to a utility and rear porch with access to the private rear garden. Upstairs, there are three spacious bedrooms, all served by a convenient cloakroom. Externally, the property boasts a generous front garden, a mature and private rear garden with lovely views and countryside walks just on your doorstep. The front driveway provides ample off-road parking for multiple vehicles, leading to a 31-foot-long garage perfect for storage. This wonderful home is a must-see to be appreciated the space and opportunity on offer.

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# MANOR GARTH

- Perfectly Located Large Detached Chalet Home
- Spacious Sitting/Dining Room
- Study & Groundfloor Bedroom
- Oil Fired Central Heating
- Four Good Size Bedroom
- Utility Room & Cloakroom
- 31ft Long Garage & Driveway For Ample Parking
- Large Front & Rear Garden With Views
- Located In A Sought After Village
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall with stairs to first floor. Storage cupboard and radiator.

## Sitting/Dining Room

L shaped generous size room with window to front, side and rear, enjoying plenty of natural light. Opening to the dining area and two radiators.

## Bedroom 1

Double room with built-in wardrobes and storage. Window to front and radiator.

## Study

Window to rear and radiator.

## Kitchen

A range of wall and base cupbaord and drawer units with work surfaces over. Inset sink and drainer. Space for a free standing cooker, full fridge/freezer and dishwasher. Window to rear and door opening to the utility/rear porch.

## Utility/Rear Porch

Space for washing machine and tumble dryer. Window to rear and side with a door to the rear garden.

## Shower Room

Fully tiled with a W.C and inset vanity wash basin. Double shower cubicle and storage cupboards. Window to rear. Heated towel rail.

## Landing

Spacious landing with window to rear and front. Airing cupboard and radiator.

## Bedroom 2

Double room with storage cupboards. Loft access and eaves access. Window to side and radiator.

## Bedroom 3

Double room with window to side and eaves storage. Radiator.

## Bedroom 4

With built in wardrobe and two windows to the front. Radiator.

## Cloakroom

WC and wash basin. Window to rear.

## Outside

### Front Garden

The property is approached by a large private gravel driveway leading to the garage and offers ample off-road parking. The remainder of the garden is laid to lawn with a shrub border. Pathway to the front door and gated access to the rear garden.

### Rear Garden

A fully enclosed private rear garden backing onto fields. The garden is laid mainly to lawn with a patio seating area and seasonal trees scattered throughout. A large shed for storage and green house. Pathway to the rear porch and gated access to the front.

### Garage

A larger than usual garage with up and over door. Window to side and rear. Pedestrian door to the garden. Power connected.



## MANOR GARTH





Ground Floor Building 1

Floor 1 Building 1



Ground Floor Building 2

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Approximate total area<sup>(1)</sup>

1685 ft<sup>2</sup>  
156.5 m<sup>2</sup>

Reduced headroom  
16 ft<sup>2</sup>  
1.5 m<sup>2</sup>

(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	58	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: D    Council Tax Band: E

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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