



The Cottage Next To Chapel
Walsham Road
Finningham IP14 4JG

twgaze



Asking Price £325,000



- Pretty, semi-detached character cottage
- Plenty of character throughout
- Wonderful, mature gardens with good level of privacy
- Cosy living room with exposed chimney breast with wood burning stove
- Useful dining space / study area
- Spacious conservatory with great views across the garden
- Driveway with space for 3 vehicles leading to a single garage
- Utility and ground floor bathroom
- Over 1,000 sq.ft of living accommodation
- Viewing a must!

Location

As the name suggests, the property is situated adjacent to the neighbouring converted chapel, occupying a pleasant non-estate position just a short drive from the centre of Finningham. This attractive semi-rural village is surrounded by open countryside, with a network of local walks and the small River Dove passing through the parish. Finningham itself has a public house, The White Horse, while the nearby village of Bacton, approximately 2 miles away, provides a well-stocked village store and further useful amenities. For a more comprehensive range of facilities, Stowmarket lies approximately 8 miles to the south and offers a good selection of shops, services and leisure facilities, together with a mainline railway station providing regular connections to London Liverpool Street. The market towns of Diss, Bury St Edmunds and Needham Market are also within convenient reach, broadening the choice of shopping, schooling and recreational facilities. The area is well connected by road, with access to the A143 and A140, together with onward links to the A14.



Property

The cottage has an immediately appealing appearance, with its draped wisteria and pair of dormer windows combining to create a particularly attractive, almost 'chocolate box' façade. Inside, the accommodation offers a lovely balance for year-round living, retaining plenty of character throughout. The comfortable sitting room has exposed beams and a chimney breast with wood-burning stove, creating a cosy setting during the cooler months, while to the rear, a spacious conservatory adjoins the kitchen and enjoys excellent views across the garden – an ideal place to relax and enjoy the outlook during warmer weather.

From a practical perspective, the well-appointed kitchen is complemented by a dining area off the entrance hall, while traditional latch doors open to a useful utility room and ground floor bathroom. Stairs rise to the first floor landing, where inset beams continue the character of the cottage, with doors leading to two double bedrooms. The front bedroom benefits from a range of fitted wardrobes, while the rear bedroom enjoys lovely views over the garden. A useful cloakroom/WC completes the first floor accommodation.

Outside

The gardens have a wonderfully established, country feel, with areas of lawn and patio interspersed with well-stocked herbaceous borders, mature shrubs and an abundance of planting, creating plenty of interest throughout. The varied spaces provide an attractive setting for those who enjoy gardening and spending time outdoors, with secluded corners in which to sit and enjoy the surroundings. Tucked amongst the established planting is a useful timber barn/store, full of rustic charm in its own right, together with a greenhouse positioned beneath the mature willow. Overall, the garden has an informal and tranquil quality which sits particularly well with the character of the cottage.

Services

Mains electricity and water. Private drainage. Oil fired central heating system

Agents Note: Some of the imagery used has been assisted by the use of AI.

Please be aware that certain areas of the cottage have low ceiling heights.

How to get there

W3W: swim.escalates.salads

Viewing

By appointment via TW Gaze

Freehold

Council Tax: B

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

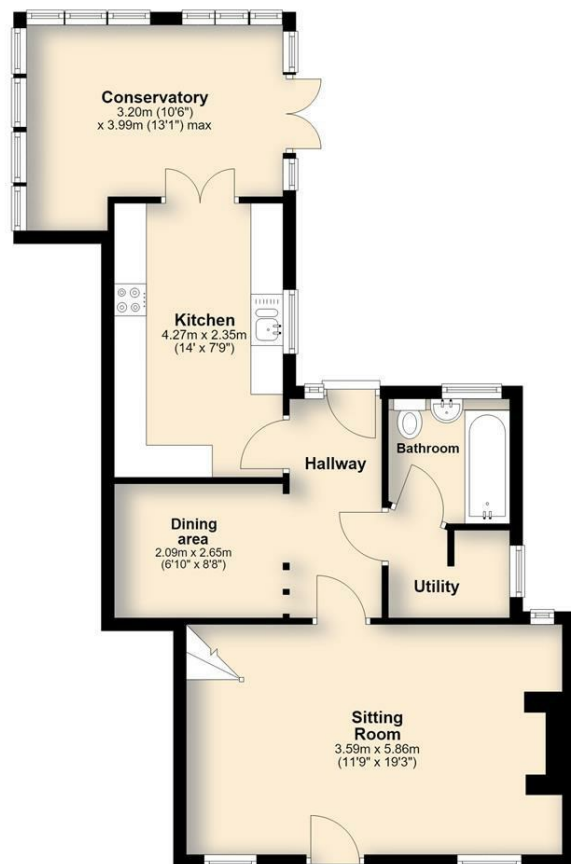
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Ground Floor
Approx. 64.6 sq. metres (695.0 sq. feet)



First Floor
Approx. 33.5 sq. metres (361.1 sq. feet)

Total area: approx. 98.1 sq. metres (1056.1 sq. feet)

Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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

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