



**Poppyfields,  
Pettaugh, Suffolk**

DAVID  
BURR



# Poppyfields, The Green, Pettaugh, Suffolk, IP14 6D

Pettaugh is a particularly attractive and well-placed village, surrounded by open countryside yet within easy reach of Stowmarket, offering mainline rail services to London Liverpool Street, together with a wide range of shops, schools and amenities.

Set in the heart of this highly regarded Mid Suffolk village, Poppyfields is a beautifully refurbished and thoughtfully re-imagined village home offering over 1,700 sq ft of light-filled, lateral accommodation, finished to an exceptional standard throughout.

## **A beautifully refurbished Mid Suffolk village home combining over 1,700 sq ft of light-filled living, contemporary style, and versatile space. Offered with No-Onward Chain.**

The property has been comprehensively updated with modern living firmly in mind, combining clean contemporary finishes with warmth and character, all set within generous and well-proportioned rooms.

At the heart of the property is a superb open-plan kitchen / breakfast / dining room, a naturally sociable space designed for both everyday living and entertaining. The stylish fitted kitchen offers extensive storage, open shelving and a smart central island with breakfast bar, while bi-folding doors open directly onto the rear garden, seamlessly linking inside and out.

Adjoining the kitchen is a practical utility room, providing further storage, plumbing for laundry appliances, a sink and drainer, along with a separate cloakroom fitted with WC and wash basin.

The living accommodation is well balanced and flexible. A comfortable sitting room enjoys views over the rear garden and features a log-burning stove set within an exposed brick surround, creating a cosy focal point

for the cooler months. In addition, there is a generous formal dining room, equally suited as a second reception room, snug or home office if required.

The bedroom accommodation is arranged off a central hallway and includes a spacious principal bedroom with en-suite shower room, together with two further well-proportioned double bedrooms. All bedroom's benefit from fitted wardrobes, providing excellent storage, and are served by a stylish family bathroom.

Outside, the property is approached via a large gravel driveway providing ample off-road parking. The rear garden is enclosed and mainly laid to lawn with a paved terrace, offering an ideal space for outdoor dining, children or pets, and enjoying the village setting.

A beautifully finished village home offering space, style and versatility — early viewing is highly recommended.

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## Key Features

- **Beautifully refurbished village home**
- **Over 1,700 sq ft of well-planned accommodation**
- **Sought-after position on The Green in Pettaugh**
- **Impressive open-plan kitchen / breakfast / dining room**
- **Stylish fitted kitchen with central island and breakfast bar**
- **Bi-folding doors opening onto the rear garden**
- **Separate utility room and cloakroom**
- **Sitting room with log-burning stove and garden views**
- **Generous formal dining room / second reception**
- **Principal bedroom with en-suite shower room**
- **Two further double bedrooms**
- **Fitted wardrobes to all bedrooms**
- **Contemporary family bathroom**
- **Large gravel driveway providing ample off-road parking**
- **Enclosed rear garden with patio and lawn**

**AGENTS NOTE:** The external images shown are for illustrative purposes only. The grounds are yet to be turfed, with the vendor understood to be carrying out this work for the purchaser.

The Aga-style cooker shown in the photographs is for marketing purposes only and is a display unit, not a functioning cooker.

The property is currently in the process of being complete and might be subject to change.

**SERVICES:** Main water, drainage, electricity are connected. Oil fired heating to radiators. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council – Band D

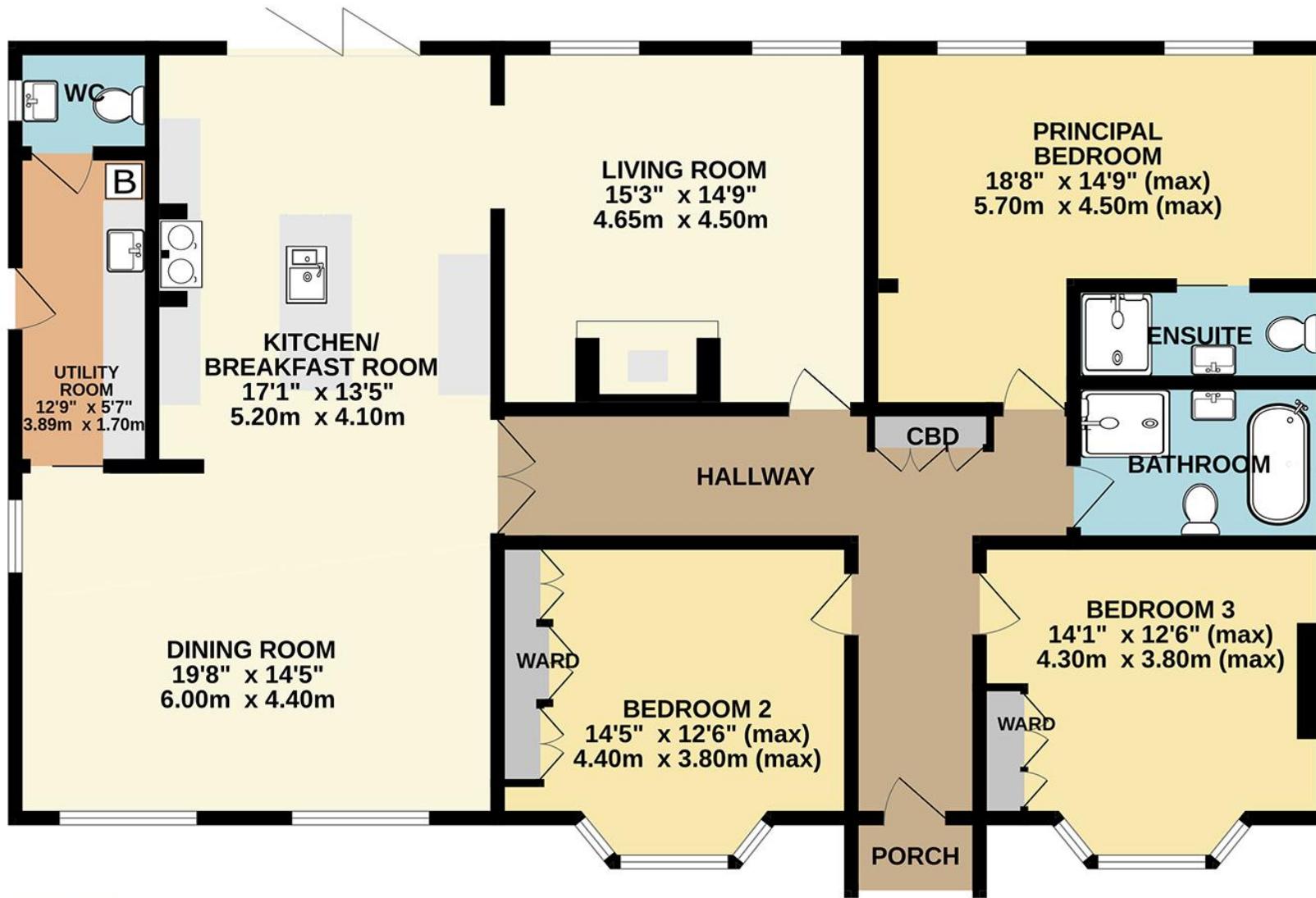
**EPC RATING:** TBC

**BROADBAND AND MOBILE:** Please see Ofcom.org.uk for further details

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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#### TOTAL FLOOR AREA (approx.)

Accommodation: 1705 sq.ft (158.4 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced for David Burr Estate Agent.





