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Estate & Letting Agents

# The Boundary Borough Lane - Guide Price £450,000

Great Finborough Stowmarket IP14 3AS



*"Consistently providing outstanding service to our clients"*

# Guide Price £450,000

## The Property

This superbly presented detached bungalow is situated in a country lane in this popular village located approximately 4 miles from the town of Stowmarket. The property is set within grounds of approximately 1/4 of an acre with a potential building plot subject to the necessary planning consents. The accommodation includes Entrance Hall, Sitting Room, Kitchen/Dining Room, Utility, Bathroom, 3 Bedrooms with En Suite Shower Room & En Suite Dressing Room. The property also benefits from a Garage and driveway parking for a number of vehicles. The garden is south facing and fully enclosed by fencing with a gate to the front. There is potential subject to the necessary planning consents for a small building plot or considerable extension of the existing property to the right hand side. The current vendor has advised there was previous planning consent which has now lapsed for a large side extension. The distance between the house and boundary to that side is around 12 m.

## Features

- SUPERBLY PRESENTED DETACHED BUNGALOW
- QUARTER OF AN ACRE PLOT
- ENTRANCE HALL, SITTING ROOM
- KITCHEN/DINING ROOM, UTILITY
- BEDROOM ONE WITH EN SUITE DRESSING ROOM & SHOWER ROOM
- 2 FURTHER BEDROOMS, FAMILY BATHROOM
- BUILDING PLOT POTENTIAL/ROOM FOR EXTENSION STP
- GARAGE & DRIVWAY PARKING





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

GROUND FLOOR  
1206 sq.ft. (112.0 sq.m.) approx.



What every agent has made to state the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficacy can be given.  
Made with floorplan 5/2024

