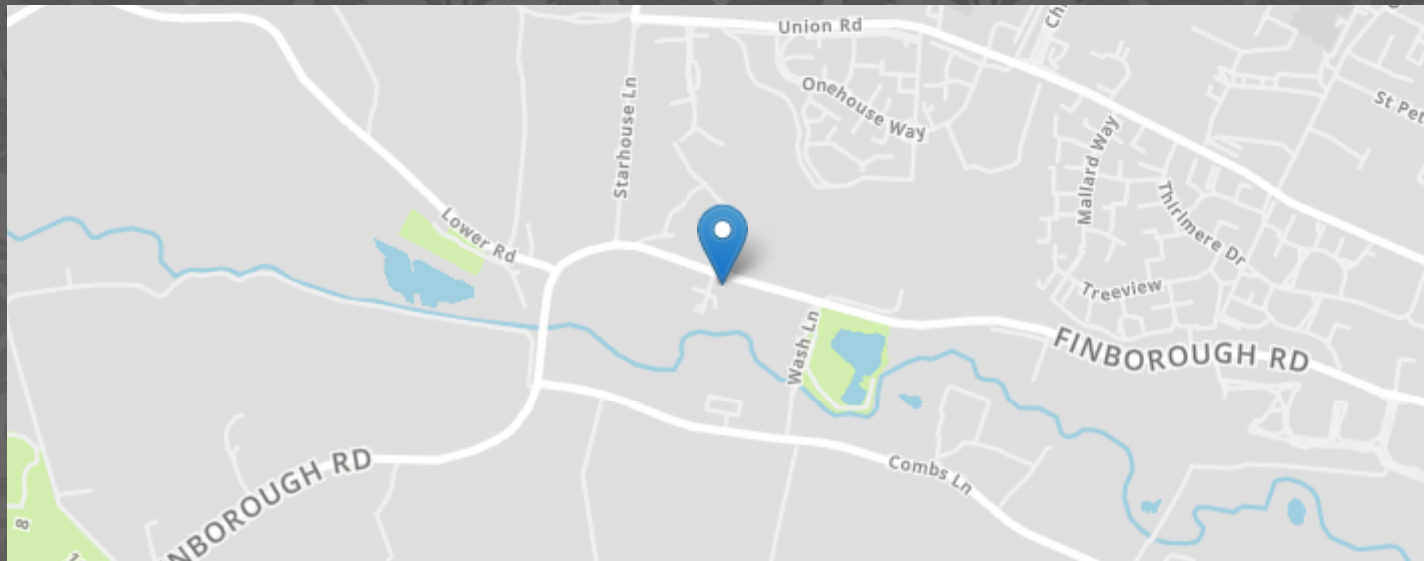


Finborough Road, Onehouse, Stowmarket



- OPEN-PLAN LIVING
- SIX BEDROOMS
- OPEN PLAN LIVING / DINER & KITCHEN AREA
- THREE BATHROOMS
- FREEHOLD
- SOUTH-FACING GARDEN
- BACKING ONTO WOODLAND
- SECONDARY KITCHEN AND UTILITY ROOM
- A14 WITHIN EASY REACH

MARKS & MANN

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MARKS & MANN



### Finborough Road, Onehouse, Stowmarket

UNIQUE MODERN DETACHED PROPERTY IN A SOUGHT AFTER LOCATION. This property boasts not only generous room sizes but also a large number of rooms, with six bedrooms, three bathrooms, two kitchens, a utility room, dining area, living area and walk in wardrobes. With the option for using the ground floor bedrooms as additional reception rooms or the potential of separating the east and west wing of the property to create two independent sections of the property, it truly is a versatile layout. The expansive south facing rear garden backing onto woodland and garden room with electric lighting and plumbing offers space for all your entertaining or gardening needs.

**£735,000 Offers in Excess of**



Finborough Road, Onehouse, Stowmarket

**Hallway**

Skimmed ceiling, overhead lighting and spotlighting, radiator and wooden flooring.

**Cloakroom - 2.77m x 1.10m (9' 1" x 3' 7")**

Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed obscured window, heated towel rack, under sink storage, loft hatch and wooden flooring.

**Lounge - 5.33m x 4.50m (17' 6" x 14' 9")**

Skimmed vaulted ceiling with hanging lighting, skylights, rear aspect aluminium double glazed windows, side aspect aluminium bi-fold doors and wooden flooring with underfloor heating.

**Dining Room - 6.95m x 5m (22' 10" x 16' 5")**

Skimmed ceiling, overhead lighting, spotlighting, two front aspect UPVC double glazed windows, rear aspect aluminium bi-fold doors, radiator fireplace and carpeted stairs leading to first floor.

**Main Kitchen - 6.93m x 5.06m (22' 9" x 16' 7")**

Skimmed ceiling, overhead lighting, spotlighting, front aspect UPVC double glazed window, side aspect UPVC double glazed window, fireplace and wooden flooring with underfloor heating. Kitchen consists of a Range of modern base and eye level units with a kitchen island, integrated, electric oven, steam oven, warmer draw, fridge, freezer, dishwasher, induction stove, two sinks, and hob with 7 rings (4 induction, 3 gas, one of which is larger to accommodate cooking with a wok)

**Utility Room - 2.94m x 2.78m (9' 8" x 9' 1")**

Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed window, radiator and wooden flooring. Base and eye level units with integrated sink and space for washing machine and tumble dryer.

**Secondary Kitchen - 3.53m x 2.99m (11' 7" x 9' 10")**

Skimmed ceiling, spotlighting, side aspect UPVC double glazed window and wooden flooring with underfloor heating. Kitchen consists of a range of base and eye level units, integrated sink and microwave and space for a fridge freezer. The water softener for the house is also located here.

**Ground Floor Shower Room - 3.09m x 1.19m (10' 2" x 3' 11")**

Three piece shower room with skimmed ceiling, spotlighting, side aspect UPVC double glazed obscured window, heated towel rack, half tiled walls, under sink storage and wooden flooring.

**Ground Floor Bathroom - 2.75m x 2.28m (9' 0" x 7' 6")**

Four piece bathroom with skimmed ceiling, spotlighting, rear aspect UPVC double glazed obscured window, heated towel rack, under sink storage, walk in shower, free-standing bath and wooden flooring.

**Bedroom One - 4.68m x 3.66m (15' 4" x 12' 0")**

Vaulted skimmed ceiling, spotlighting, front and rear aspect UPVC double glazed windows, radiator, fitted wardrobes, carpeted floorings.

**En-suite/Dressing Room - 3.83m x 2.88m (12' 7" x 9' 5")**

Three piece shower room with skimmed ceiling, spotlighting, side aspect UPVC double glazed obscured window, fitted wardrobes, eaves storage, heated towel rack, under sink storage, partially tiled flooring, partially carpeted flooring, spotlighting also in the walls and floor and the shower doubles as a sauna/steam.

**Bedroom Two - 4.81m x 4.57m (15' 9" x 15' 0")**

Skimmed ceiling overhead lighting, side and rear aspect UPVC double glazed windows, radiator, and carpeted flooring.

**Dressing Room/Study - 3.55m x 2.10m (11' 8" x 6' 11")**

Skimmed ceiling, spotlighting, front aspect UPVC double glazed window, radiator and wooden flooring.

**Bedroom Three - 4.86m x 4.85m (15' 11" x 15' 11")**

Skimmed ceiling, spotlighting, vaulted ceiling, side and rear aspect UPVC double glazed windows, radiator eaves storage and carpeted flooring.

**Bedroom Four -3.31m x 2.78m (10' 10" x 9' 1")**

Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window, radiator and carpeted flooring.

**Bedroom Five - 4.94m x 2.58m (16' 2" x 8' 6")**

Vaulted skimmed ceiling, spotlighting, front aspect UPVC double glazed window, radiator, fitted wardrobes and wooden flooring.

**Bedroom Six - 4.12m x 2.60m (13' 6" x 8' 6")**

vaulted skimmed ceiling, spotlighting, rear aspect UPVC double glazed window, radiator, fitted wardrobes and wooden flooring.

Outside

Rear Garden  
South facing with large patio area, external tap and plug points, decked pergola with lighting, steps lead to expansive lawn with apple trees and a path leading to the garden room. Side access on the left wide enough for vehicles.

Side Garden  
Block paving, brick perimeter wall, access to garage and electric box.

**Garden Room - 5.85m x 4.28m (19' 2" x 14' 1")**

Skimmed ceiling, rear aspect UPVC double glazed window, front aspect UPVC double glazed French doors with side panel windows, concrete flooring with electric, lighting and plumbing, external access to W/C

Important Information

Tenure – Freehold.

Finborough Road, Onehouse, Stowmarket

Services – We understand that mains gas, electricity and water are connected to the property.  
Septic Tank.  
Council Tax Band D for the main property  
Council Tax Band A for the Annexe  
EPC rating - C

**Garage - 6.20m x 6.12m (20' 4" x 20' 1")**

Double garage accessed via side garden or secondary kitchen, two electric roller doors, overhead lighting and mains plug points. The boiler is also housed here. There is a storage space in the loft of the garage, accessed via external steps to a door on the right of the structure.

Disclaimer

In accordance with the Property Misdescriptions Act (1991) Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment

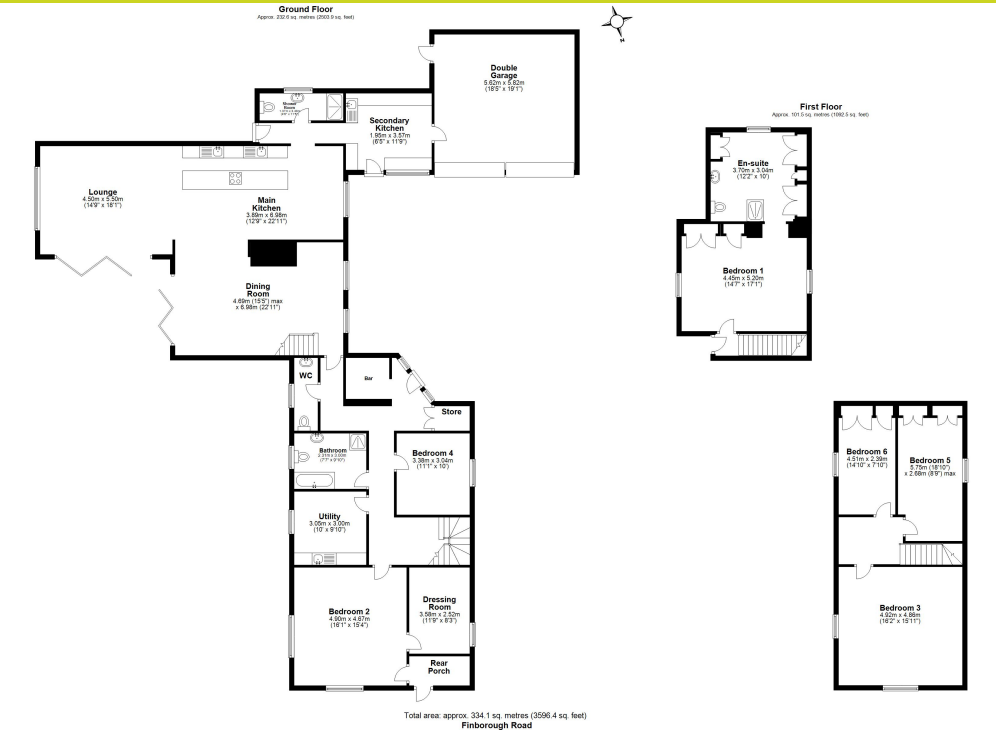
area.

**Useful Information**

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit : [www.rightmove.co.uk/broadband-speed-in-my-area](http://www.rightmove.co.uk/broadband-speed-in-my-area) for this information.

Council Tax Band

At the time of instruction, the council tax band for this property is band D.



The above floor plans are not to scale and are shown for indication purposes only.

