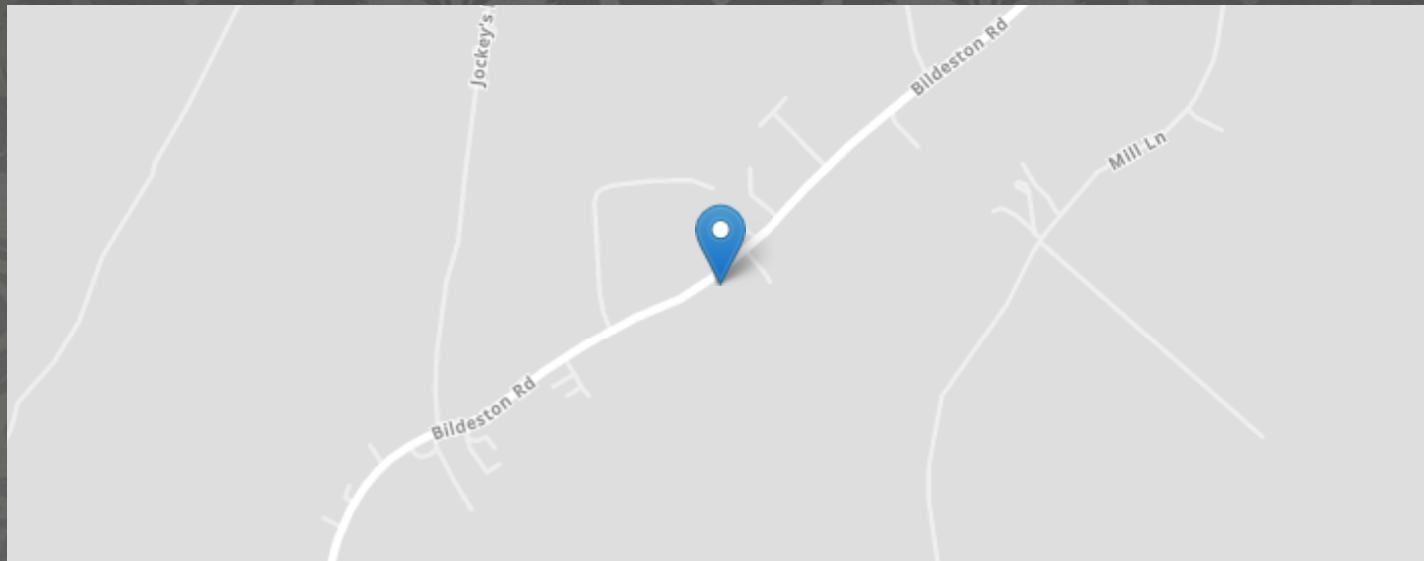


Bildeston Road, Little Finborough, Stowmarket



MARKS & MANN



- OFF STREET PARKING FOR MULTIPLE VEHICLES
- FOUR BEDROOM DETACHED CHALET BUNGALOW
- POTENTIAL FOR SECOND STORY EXTENSION (STPP)
- AMPLE STORAGE THROUGHOUT PROPERTY

- SOUTH EAST FACING REAR GARDEN BACKING ONTO FIELDS
- SEPARATE KITCHEN, DINING ROOM & LOUNGE
- WORKING FIREPLACES
- SOUGHT AFTER VILLAGE LOCATION

### Bildeston Road, Little Finborough, Stowmarket

FOUR BEDROOM PURPOSE BUILT CHALET BUNGALOW. Enjoying a peaceful setting in a sought after village location, this property boasts views across rolling green space. Built in the 1950s on a 0.2 acre plot, enclosed by mature hedging and with an established garden backing onto fields, comprising of lawns, mature fruit trees and vegetable gardens. The property has retained some original features whilst undergoing sympathetic modernisation in the 1990s, now having a dual-fuel wood burner and solar PV. This is the first time this property has been marketed since its construction.

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**£425,000 Offers in Excess of**



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## Porch

Skimmed ceiling, overhead lighting and tiled flooring.

## Entrance Hall

Plastered ceiling, overhead lighting, under-stairs cupboard, radiator, storage cupboard and carpeted flooring.

## Lounge

4.39m x 4.20m (14' 5" x 13' 9")  
Plastered ceiling, overhead lighting, front aspect UPVC double glazed window, two radiators, side aspect UPVC double glazed window, fireplace and wooden flooring.

## Dining Room

3.19m x 2.93m (10' 6" x 9' 7")  
Plastered ceiling, overhead lighting, rear aspect UPVC double glazed French doors, radiator and wooden flooring.

## Kitchen

3.57m x 3.14m (11' 9" x 10' 4")  
Plastered ceiling, overhead lighting, rear aspect UPVC double glazed window, radiator and Karndeane flooring. Kitchen consists of a range of base and eye level units with a built in water softener and space for washing machine, dishwasher, cooker stove and fridge freezer.

## Utility/Conservatory

2.34m x 1.54m (7' 8" x 5' 1")  
Timber built conservatory housing the boiler with rear aspect windows a side aspect back door and lino flooring.

## Bedroom One

3.94m x 3.88m (12' 11" x 12' 9")  
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window, working fireplace, radiator, built in wardrobe and carpeted flooring.

## Bedroom Two

3.88m x 2.27m (12' 9" x 7' 5")  
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed window, built in wardrobe radiator and carpeted flooring.

## Bedroom Three (Upstairs)

5.47m x 3.66m (17' 11" x 12' 0")  
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window, two built in wardrobes, radiator, wrap around eaves storage and wooden flooring.

## Bedroom Four

3.12m x 2.56m (10' 3" x 8' 5")  
Plastered ceiling, overhead lighting, front aspect UPVC double glazed window, radiator, built in wardrobe and carpeted flooring.

## Bathroom

1.97m x 1.81m (6' 6" x 5' 11")  
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed obscured window, radiator, half tiled walls and karndeane flooring.

## Front Garden

Off street parking for five vehicles on driveway as well as a lawned area surrounded by flowerbeds and shrubs and with a cherry tree in the centre.

## Rear Garden

South East facing mature garden with a small patio area leading from the conservatory, vegetable patch towards the back of the garden with the rest laid to lawn with an assortment of flowerbeds and trees including fruit trees and a brick path leading up the middle of the garden towards the fields it backs onto. Two sheds, a greenhouse, a cedarwood garage to remain with the oil tank housed in the garden also.

## Garage

Cedarwood garage with a side access door and two side aspect windows as well as hinged garage doors.

## 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

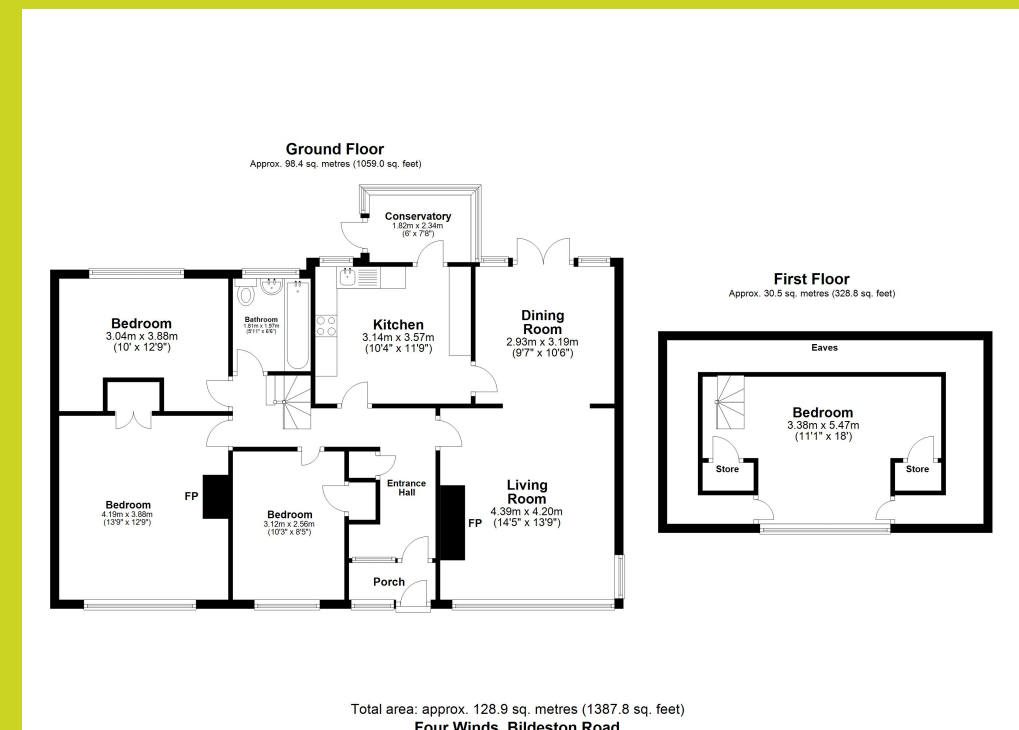
To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

## 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	