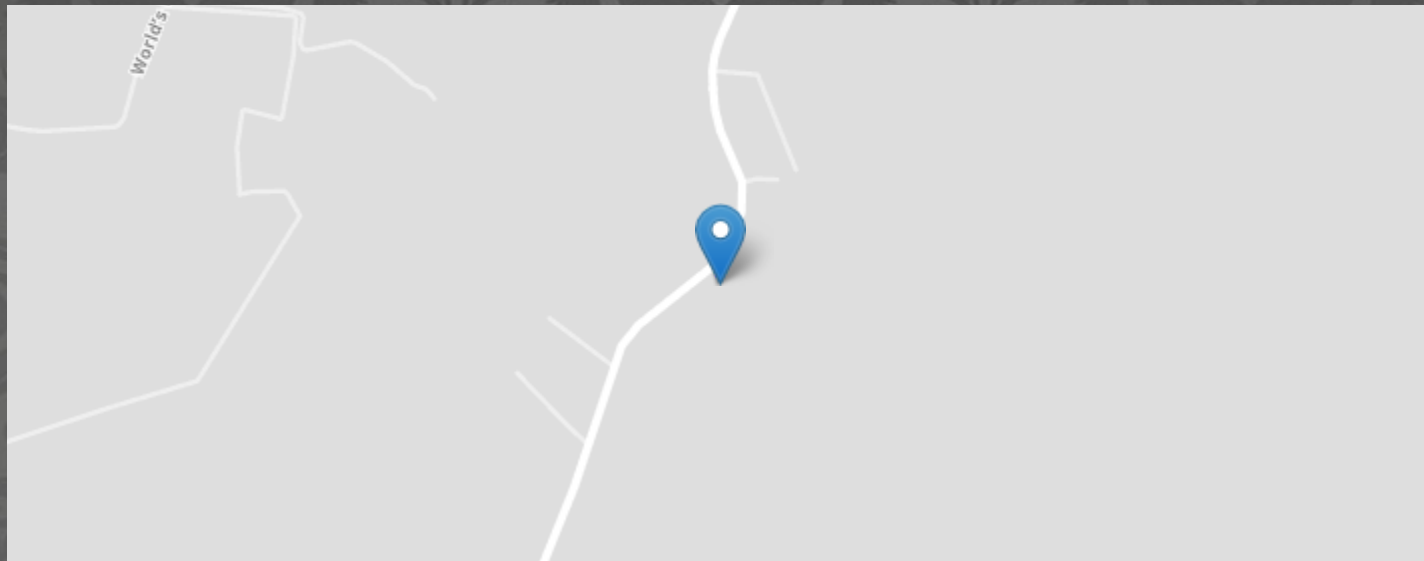


Finborough Road, Hitcham, Ipswich



- NO ONWARD CHAIN
- DOUBLE GARAGE AND AMPLE PARKING
- BEAUTIFULLY MAINTAINED GROUNDS
- SPACIOUS KITCHEN/DINING ROOM
- EQUESTRIAN OR SMALLHOLDING USE
- JUST UNDER 1.5 ACRES
- THREE STABLES AND TWO PADDOCKS
- outhouse/office
- CONSERVATORY
- UTILITY ROOM
- MULTI-GENERATIONAL LIVING
- AIR CONDITIONING UNIT (HOT AND COLD)

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MARKS & MANN



Finborough Road, Hitcham, Ipswich

NO ONWARD CHAIN

Marks and Mann are very pleased to present to market this THREE BEDROOM DETACHED BUNGALOW situated in the village location of Hitcham and provides just under 1.5 ACRES with THREE STABLES, TWO PADDOCKS, DOUBLE GARAGE, OUTBUILDING/OFFICE and is IDEAL FOR EQUESTRIAN OR SMALLHOLDING USE. The bungalow is beautifully presented throughout with two double bedrooms, single bedroom/study, family bathroom, spacious living room, open plan kitchen/diner with pantry, conservatory, utility and WC. The property offers ample parking with a large driveway. The property is completely private with strategic planting of trees, shrubs, and other vegetation creating a natural barrier. Early viewing recommended, call us now to book in!

£695,000 Guide Price

Finborough Road, Hitcham, Ipswich

Entrance

Welcoming entrance hall with NEW front door and inset spotlights. The hallway benefits from double built-in storage cupboards. Fitted carpet. Radiator.

Living Room

5.20m x 3.67m (17' 1" x 12' 0") Spacious living room with feature wall and cast iron fireplace. There are dual aspect views to the side and front and large bay window. Fitted carpet. Double glazed windows. Radiator. Fitted air-conditioning unit providing hot and cool settings.

Kitchen/Diner

5.58m x 5.73m (18' 4" x 18' 10") Wonderfully presented and open area with plenty of natural light flowing throughout. The dining area has dual aspect windows, neutral décor and a luxurious high ceiling with exposed timber beams. There is oak fitted flooring and a radiator. The dining room provides a social element as it flows through into the kitchen. The kitchen has two skylights within the part vaulted ceiling. There are floor and overhead units providing ample storage, double fitted oven with electric hob top and overhead extractor fan. Oak effect laminate flooring. Air-conditioning unit. Space for fridge/freezer.

Pantry

1.81m x 1.90m (5' 11" x 6' 3") Modern pantry room with base units and shelving. Tiled flooring. Double glazed frosted window.

Utility

Well presented and generously sized utility area with base units, stainless steel sink with mixer tap, partly tiled splash walls. Plumbing and space for a washing machine. Double glazed window overlooking the side garden.

Cloakroom

Cloakroom fitted with WC. Partly tiled walls. Double glazed frosted window. Tiled flooring.

Conservatory

2.81m x 4.03m (9' 3" x 13' 3") One of the best spots within the property overlooking the beautifully landscaped rear garden. The conservatory has a UPVC pitched roof and dual aspect views. There are double French doors leading onto the patio area. Neutral décor. Tiled flooring. Electric heater.

Main Bedroom

4.63m x 3.67m (15' 2" x 12' 0") Large double bedroom with bay window overlooking the front of the property. Modern décor throughout with feature wall and fitted carpet. This room benefits having an air-conditioning unit and radiator. Space for fitted wardrobes if desired.

Bedroom Two

2.68m x 3.72m (8' 10" x 12' 2") A fantastically positioned bedroom with dual aspect views of the rear gardens. Modern décor with feature wall. The bedroom benefits from having a walk-in wardrobe, air-conditioning unit and radiator. Fitted carpet.

Study/Bedroom Three

1.72m x 3.72m (5' 8" x 12' 2") The vendors are currently using this room as a study with wall mounted shelves and double glazed window to the side aspect. The room offers space for a single bed or could be a nursery. Neutral décor and fitted carpet. Radiator.

Bathroom

2.77m x 2.33m (9' 1" x 7' 8") A well presented bathroom with three piece suite to include bath with overhead shower, WC and vanity wash basin. Wall mounted mirrored units for additional storage. Chrome towel radiator. Tiled flooring. Neutral décor. Double glazed frosted window.

Outside

Front;
Generously sized front shingle driveway with double gates leading in, fencing and a landscaped front garden area. The front garden is mostly laid to lawn with shrubbery and an ornamental pond. Matured trees lining the borders as you approach the property entrance. Double gate access to the left of the bungalow leading to the side gardens and double garage. Purpose built low wall to the right of the bungalow with access into the courtyard garden area.

Outside

Rear;
A very well presented and landscaped rear garden with large laid to lawn areas and field views surrounding. The gardens are filled with matured trees to include fruit trees (plum, pear and apple), walnut trees and many more. The landscaped patio area provides a fantastic place to take a seat or host guests, with a smaller more intimate courtyard area to the side of the bungalow which would support a hot tub, outdoor bar or seating. There is further patio to the other side of the bungalow which currently holds dog kennels. The possibilities are endless with ample outdoor space.

The gardens also include a chicken enclosure, raised vegetables beds and greenhouse.

There is a nature pond with clinker beds behind, this needs maintaining/emptying every two years.

Garden Room

3.50m x 5.30m (11' 6" x 17' 5") Spacious timber garden room which is currently used as an office/gym area. There are numerous possibilities for use of this room which could include an at home beautician, music room, bar area and much more. Timber beams feature throughout with neutral décor and double glazed windows.

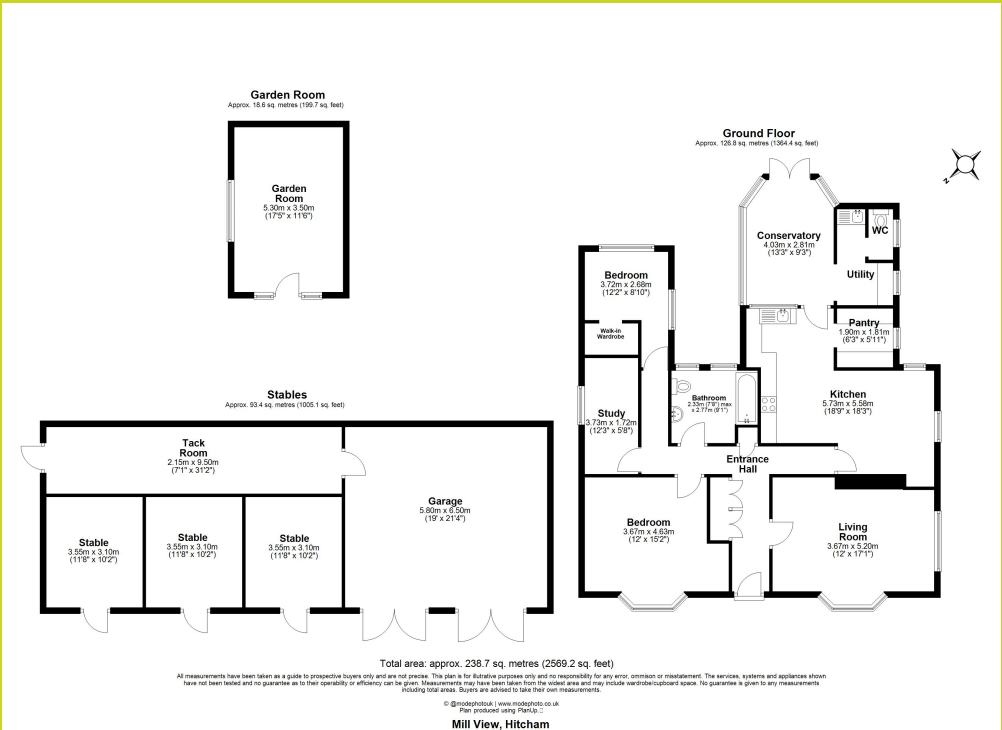
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Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, 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.

Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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+)		83
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	41	
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 