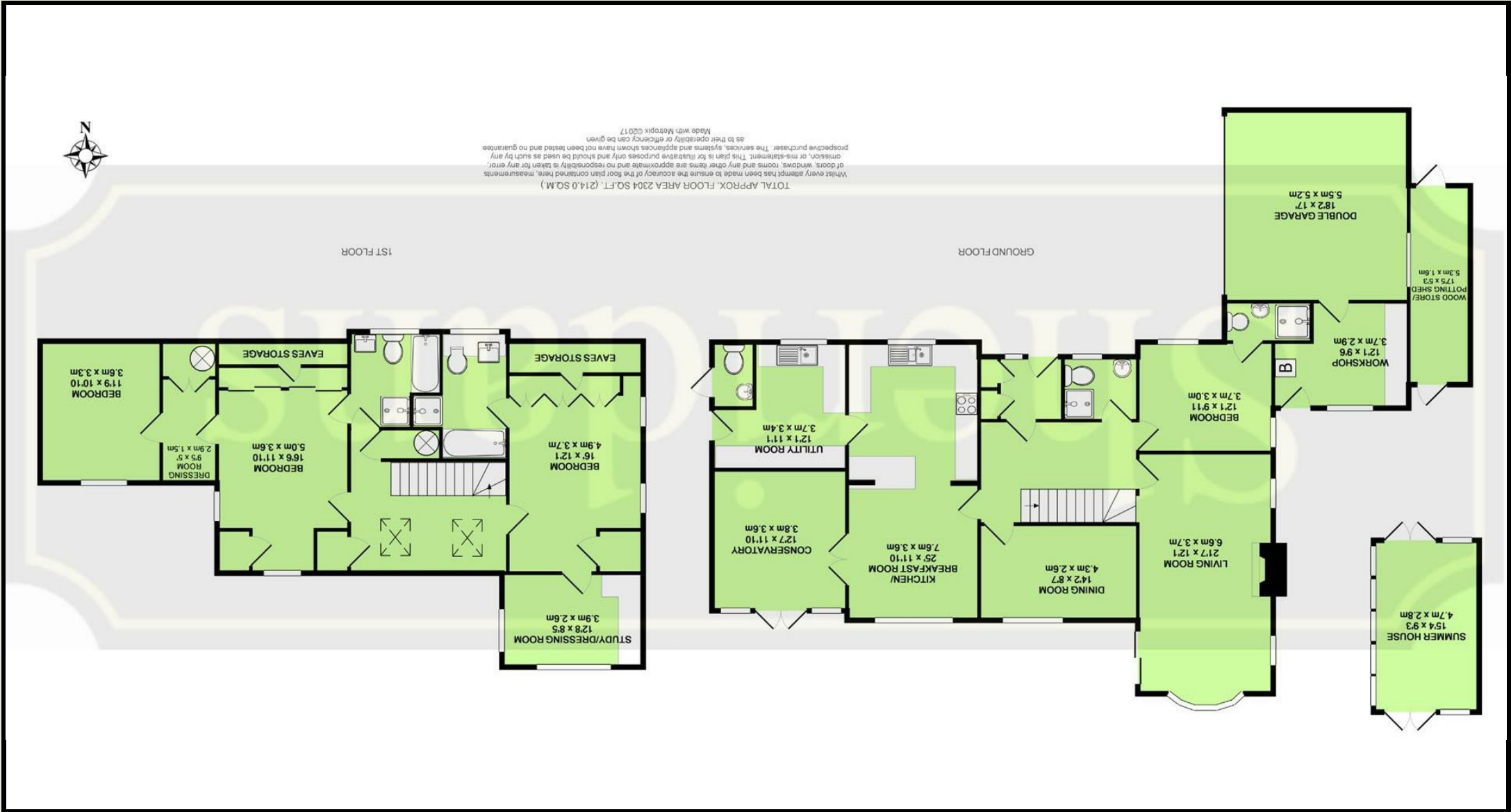




Gislingham Road, Finningham



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

Web: www.sheridans.ltd.uk Email: info@sheridans.ltd.uk

Registered in England No. 04461290
VAT Number: 794 915 378

The Property Ombudsman
The Property Ombudsman
The Property Ombudsman

Protected
Protected
Protected

Bury St. Edmunds Office
19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Knightsbridge London Office
45 Port Street,
London, SW1X 0BD
Tel: 020 7629 9966

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE





Gislingham Road, Finningham IP14 4JA

Guide Price £510,000

This individual detached family home of red brick construction beneath a tiled roof-line, provides a deceptive level of particularly flexible accommodation which has been the subject of considerable improvement and updating. The improvements include new flooring which has been laid in the kitchen, utility room, hallway and shower room, resulting in a superb home enjoying an attractive setting backing onto a small stream, in the centre of this pretty Suffolk village.

Complemented by private gardens and delightful views to the rear, the beautifully presented accommodation currently in brief comprises; Entrance door opens to an entrance porch with fitted cupboards and door to the entrance hall with Karndean flooring, stairs off to first floor and door to a second ground floor shower room and door to sitting room, a spacious reception with fireplace, bay window overlooking rear gardens and sliding glass doors to rear. The 25ft kitchen breakfast room, is a superb space, and has been remodelled and re-fitted with an extensive range of kitchen units complemented by Karndean flooring and built-in appliances. French doors lead to a more recent addition to the house, creating a lovely light and airy conservatory with tiled flooring, glazed roof, windows and glass doors opening to and enjoying super views of the gardens. A separate utility room has a fitted range of units, with sink and door to garden and cloakroom. A dining room/family room is a flexible reception with glass doors enjoying views of the rear gardens and a ground floor bedroom with En-suite shower completes the ground floor accommodation.

On the first floor is a generous landing area with fitted cupboard and airing cupboard and door leading to an impressive master suite comprising; double bedroom with built-in wardrobe and eaves cupboards, study/dressing room and En-suite bathroom. There are two further double bedrooms, dressing room and a family bathroom

(having two doors so can be used as a further en-suite), completes the accommodation

Outside

The property is approached through a pair of gates opening to a block paved driveway, providing vehicle parking and access to the adjoining double garaging with potting shed to the rear and adjoining workshop with power and lighting. To the side is a hidden clothes drying area behind a red brick wall with gated access to the rear gardens. The gardens are a wonderful feature being stocked with an abundance of flowering plants, shrubs and mature trees. There is a paved terrace creating a delightful seating area, a wood store and timber shed with power and lighting and a large summer house/garden office again with power, lighting and heating, is a particular feature. The gardens enjoy stream frontage and a southerly aspect whilst providing the occupants with a good degree of privacy particularly during the summer months.

Location

The property enjoys a delightful setting within the centre of the beautiful village Finningham, semi-rural yet conveniently situated with good access to three well-served market towns, two of which benefit from mainline rail connections. The village itself has a public house and a bus service, whilst the neighbouring village of Walsham-Le-Willows offers further amenities, with popular local butcher and delicatessen, public house and schooling. Bury St Edmunds is a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge, Ipswich and Norwich.

- Entrance hall, cloakroom
- Sitting room with fireplace, dining room
- Kitchen breakfast room
- Conservatory
- Utility
- Master suite, dressing room, En-suite bathroom
- Three further bedrooms (one ground floor)
- Dressing room, two shower rooms, family bathroom
- Double garaging, workshop, driveway
- Beautiful south facing gardens with summer house, open views

Directions

From Bury St Edmunds, proceed on the A143 towards Diss. At Ixworth turn right signposted Walsham-Le-Willows. Proceed through Walsham-Le-Willows and continue out of the village along the Finningham Road to Finningham. After entering the village, turn left onto Gislingham Road, where the property will be found further on the right.

Services

Mains electricity, water and drainage are connected. Oil fired radiator central heating. Council tax band E. EPC rating E.

Recent renovations include new flooring in parts of the property.

