

Foxhall



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Bergan House High Road

Great Finborough, Stowmarket, IP14 3AQ

Guide price £595,000



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Bergan House High Road

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Front Garden

Mainly made up of a block paved driveway which gives you parking for at least four cars comfortably, access to the garage, external lighting, small hard-standing concrete area which gives access to a gate leading to the side of the property, the oil tank and the entrance to the rear garden. There is also a right of way access down the left hand side of the property which gives access too the rear garden.

Entrance Hall

Entry via a double glazed obscure door facing the front with double glazed windows either side, coving, spotlight, access to a boot and coat hanging area, access to the stairs, door to a cloakroom W.C., an understairs storage cupboard, access to the alarm system, door to the lounge, door to the open plan kitchen/diner, door to the office/study, door to the utility room, under floor heating and ruby oak LVT flooring.

Cloakroom W.C.

A vanity wash hand basin with a mixer tap over, extractor fan, coving, tiled splashback, low flush W.C., tiled flooring and underfloor heating.

Lounge

11'5" x 20'3" (3.48m x 6.17m)

Double glazed windows facing the front and rear garden giving an amazing views, coving, wall lights, underfloor heating.

Office/Study

9'11" x 7'2" (3.02m x 2.18m)

Double glazed window facing the front, coving, built in cupboard with some shelving and underfloor heating.

Kitchen Area

14'2" x 16'9" (4.32m x 5.11m)

Open plan area with a double glazed window facing the

side, coving, spotlights, tiled floor, space for a large fridge freezer, wall and base fitted units with cupboards and drawers. built in double oven with a grill function, plenty of wine shelving, integrated dishwasher, 1 1/2 sink bowl and drainer unit with mixer tap over, water tank softener, breakfast bar that sits three comfortably. electric hob with cooker head above, underfloor heating and perfect rear garden views.

Dining Area

13'9" x 8'10" (4.19m x 2.69m)

Double glazed French style doors to the rear leading out to the garden, coving, spotlights and ruby oak LVT flooring.

Utility Room

Double UPVC door to the side leading into the garden, coving, wall mounted extractor fan, wall mounted HRM Wallstar boiler. double glazed window facing the front, base level units, wine shelving, plumbing for a washing machine, space for a tumble dryer, a 1 1/2 stainless steel sink bowl and drainer unit with a mixer tap over, tiled splashback, tiled flooring, access to the consumer unit and underfloor heating.

Landing

A spacious landing, double glazed obscure window to the front, coving, access to the loft, radiator, airing cupboard which houses the water tank, doors leading to bedroom one, two, three, four and the bathroom.

Bedroom One

11'5" x 14'8" (3.48m x 4.47m)

Double glazed window facing the rear giving access to a beautiful view, coving, radiator, two built in wardrobes, open archway into a bedroom which is currently being used as a dressing room (this could easily be changed back into a bedroom) and a door to the en-suite.

En-Suite

Double glazed obscure window facing the front, vanity unit which houses a wash basin with a mixer tap, low flush W.C., stainless steel heated towel rail, large step in shower cubicle with a shower over, spotlights, extractor fan, wall light and shaver point.

Bedroom Two

13'5" x 15'5" (4.09 x 4.70)

Double glazed window facing the rear giving beautiful garden views, coving, radiator and a double built in wardrobe

Bedroom Three

12'4" x 12'2" (3.76m x 3.71m)

Double glazed window facing the front, coving, radiator, built in double wardrobe and a single storage cupboard with built in shelving.

Bedroom Four / Dressing Room

12'6" x 8'3" (3.81m x 2.51m)

Double glazed window facing the rear giving beautiful garden views, coving, radiator, double built in wardrobe, separate storage cupboard with built in shelving.

Bathroom

Double glazed obscure window facing the front, heated towel rail, coving, spotlights, wall fitted light with shaver point, paddle bath with mixer tap and shower attachment over, glass swing protective screen, low flush W.C., pedestal wash basin with mixer tap and tiled splashback.

Garage

13'0" x 19'5" (3.97 x 5.94)

Entry to the one and a half width garage via an electric fob roll up door, power, double glazed windows and a double glazed UPVC door leading to the rear garden.

Rear Garden

A South-easterly facing rear garden with the boundary clearly mapped out giving access to beautiful views, panel fencing, a mixture of trees, flowerbed borders and mature plants. Blocked paved patio area perfect for entertaining, relaxing and al fresco dining, a shed, hard standing concrete area down the side of the property giving access to an outside tap and oil tank with external lighting around.

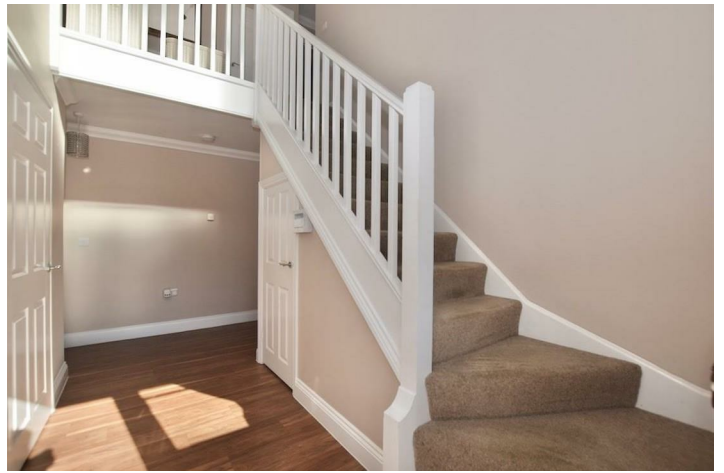
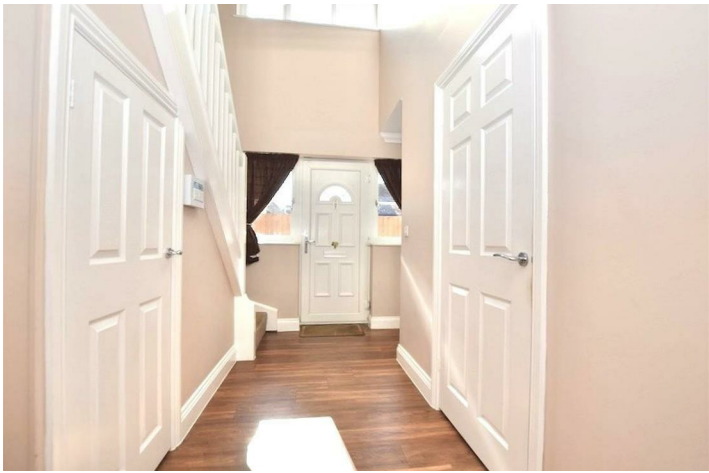
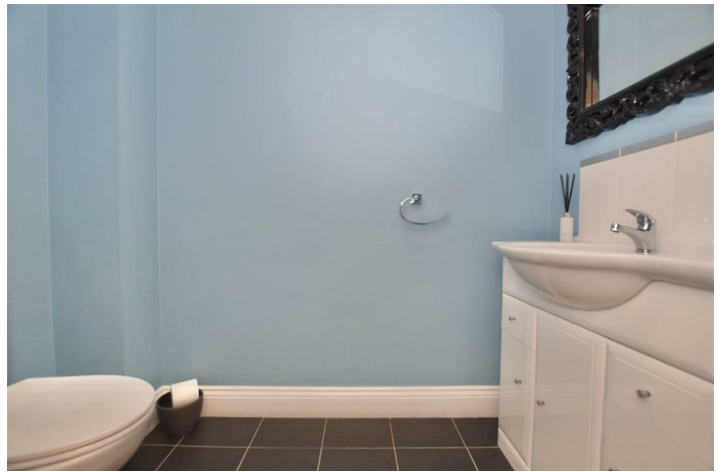
Agents Notes

Tenure - Freehold

Council Tax Band - E









Road Map



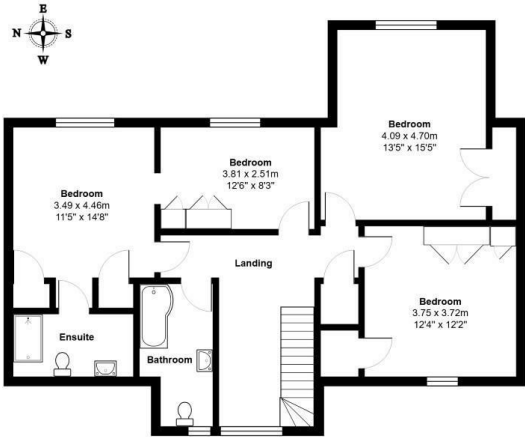
Hybrid Map



Terrain Map



Floor Plan

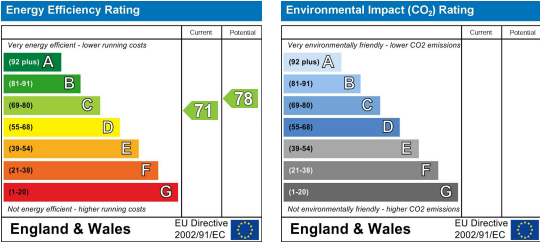


Total Area: 204.2 m² ... 2198 ft²

Viewing

Please contact us on 01449 553955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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