



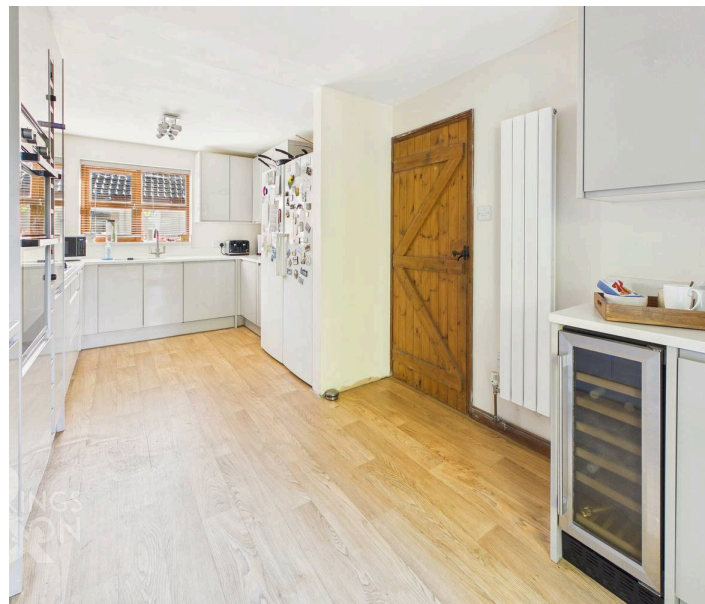
Wickham Road, Finningham - IP14 4HT



Farm View Wickham Road

Finningham, Stowmarket

This DETACHED SELF BUILD HOME is presented in FANTASTIC CONDITION THROUGHOUT, having been CONSIDERABLY EXTENDED to offer accommodation exceeding 1460 SQ. FT (stms), making it ideal for families seeking both space and flexibility. Upon entering, you are welcomed by a generous ENTRANCE HALL that leads to the heart of the home, an 18' SITTING ROOM that seamlessly flows into a STUNNING GARDEN/DINING ROOM EXTENSION, perfect for entertaining or relaxing with family. The MODERN KITCHEN features INTEGRATED APPLIANCES and HIGH END DURABLE WORK SURFACES, combining style and practicality for everyday living whilst a dedicated office and ground floor WC add further convenience. Four WELL PROPORTIONED BEDROOMS provide ample accommodation, including a GROUND FLOOR SUITE, ideal for multi-generational living or guests, complemented by THREE MODERN BATHROOM SUITES across two levels. The ground floor ensuite boasts a FOUR PIECE SUITE, all finished to a HIGH STANDARD, ensuring comfort and convenience for every family member. Every detail has been thoughtfully designed to create a welcoming, versatile home that adapts to your lifestyle. The rear garden has been lovingly landscaped in a way to ensure a private haven to enjoy the warmer months with friends and family whilst a bespoke LOG CABIN provides the ideal external



entertainment space, quiet spot for contemplation or a home work space, detached from the home. To the front, a large DRIVEWAY offers ample OFF ROAD PARKING with a sizeable DOUBLE GARAGE to the side.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached Self Build Home Offered In Fantastic Condition Throughout
- Considerably Extended Property With Accommodation Reaching Over 1460 Sq. Ft (stms)
- 18' Sitting Room Backing Onto A Stunning Garden/Dining Room Extension
- Modern Kitchen With Integrated Appliances & High End Durable Work Surfaces
- Four Well Proportioned Bedrooms Including A Ground Floor Suite, Ideal For Multi-Generational Living
- Three Modern Bathroom Suites Over Two Levels Including A Ground Floor Four Piece En-Suite All Finished To A High Standard
- Landscaped Rear Garden Offering Privacy From Every Corner & Bespoke Log Cabin Serving A Multitude Of Potential Purposes
- Large Driveway With Detached Double Garage

Finningham is a desirable and popular village with nearby village of Cotton providing an excellent range of local facilities including church, village hall, playing field, building merchants and garden centre. The village is also situated adjacent to the well served village of Bacton, with its well regarded primary and middle schools, garage and excellent local shop.



Excellent access can be gained to the A14 dual carriageway linking the east coast ports, Bury St Edmunds, Newmarket, Cambridge and London via the M11 motorway. The nearby market town of Stowmarket provides a good range of local facilities and of particular note is the rail link to London's Liverpool Street station.

SETTING THE SCENE

The property is tucked away a bit behind a tall shrubbery border, where a brick weave driveway opens up to offer ample off-road parking to the front of the home. Sat to the right-hand side of the front garden is a sizable detached double garage with private seating space hidden behind garden trellising.

THE GRAND TOUR

Upon entering, the central hallway is the first space to greet you, laid with all hardwearing wood effect flooring, and initially offering space to hang coats and shoes before heading into the remainder of the home. Immediately to your right as you enter, a purpose-built home office is the ideal space for those working from home, or simply to be used as a generous storage space if preferred. To the end of the hallway, access comes to a handy under-the-stairs storage cupboard with a well-appointed two-piece WC set just to the side. To the right-hand side of the property, a modern kitchen has been recently extended and greatly improved, with a full range of high-gloss wall and base-mounted cabinetry, set with solid stone work surfaces and integrated appliances to include dual eye level ovens, hob with extraction above, washing machine and dishwasher, with a set of French doors taking you directly out into the rear garden.

The adjacent side of the hallway is a cosy sitting room with a feature red brick fireplace and large open carpeted flooring, suited to a potential choice of soft furnishings. This room overlooks the front of the home through all recently renewed uPVC double-glazed windows, with all the windows to the front of the home being changed by the current owners in 2025. Towards the rear of the property, a further extension has provided a stunning garden and dining room with part-vaulted ceilings housing Velux windows. This space overlooks the private and well-manicured rear gardens through a set of large uPVC double-glazed windows and sits upon solid wood flooring, leaving more than enough space for a formal dining table, whilst French doors offer easy access into the rear garden.

Courtesy of further alterations and extensions in 2021, a sizable ground-floor suite has been added by the current owners, which is ideally suited to those potentially seeking multi-generational living or more flexible living accommodation. The bedroom sits towards the front of the home, being a well-proportioned living space suited to hold a large double bed and sitting room suite if required. In the very middle of the room is a walk-in wardrobe covering all storage needs, whilst a four-piece family ensuite bathroom sits towards the very rear of the property, again with part-vaulted ceilings and offering a freestanding bath with large walk-in shower unit, matching sinks with separate vanity storage, and a tall heated towel rail.

The first-floor landing gives way to three further well-proportioned bedrooms, with the larger of the bedrooms on this floor coming to the right-hand side, with a dual-facing aspect and large open carpeted flooring. This space was formerly two separate bedrooms; however, it has been altered to create one larger suite, however could be reverted back to two bedrooms if required in time. Two further bedrooms sit towards the front of the property, with the room to the left-hand side of the landing benefiting from the use of a modern ensuite shower room. The remaining bedrooms have shared use of yet another family bathroom suite, complete with a freestanding slipper bath and attractive tiled surround, offering further flexibility for modern living.

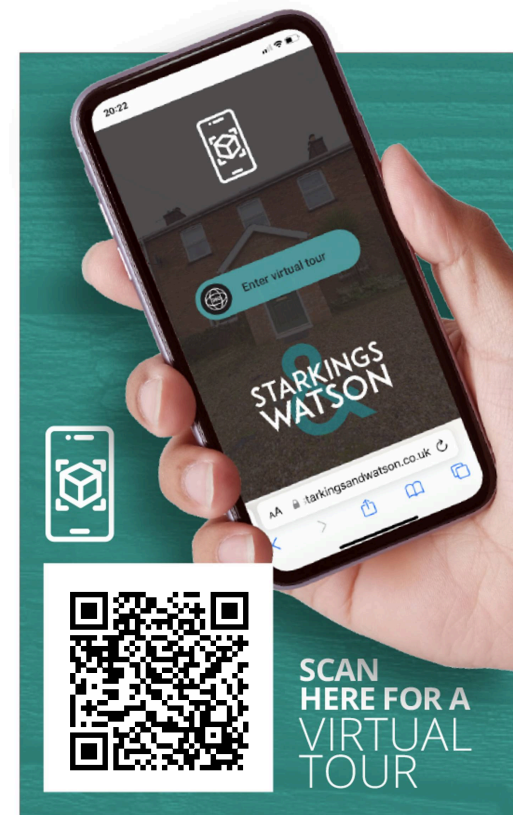
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What3Words : ///estimated.partner.cope

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



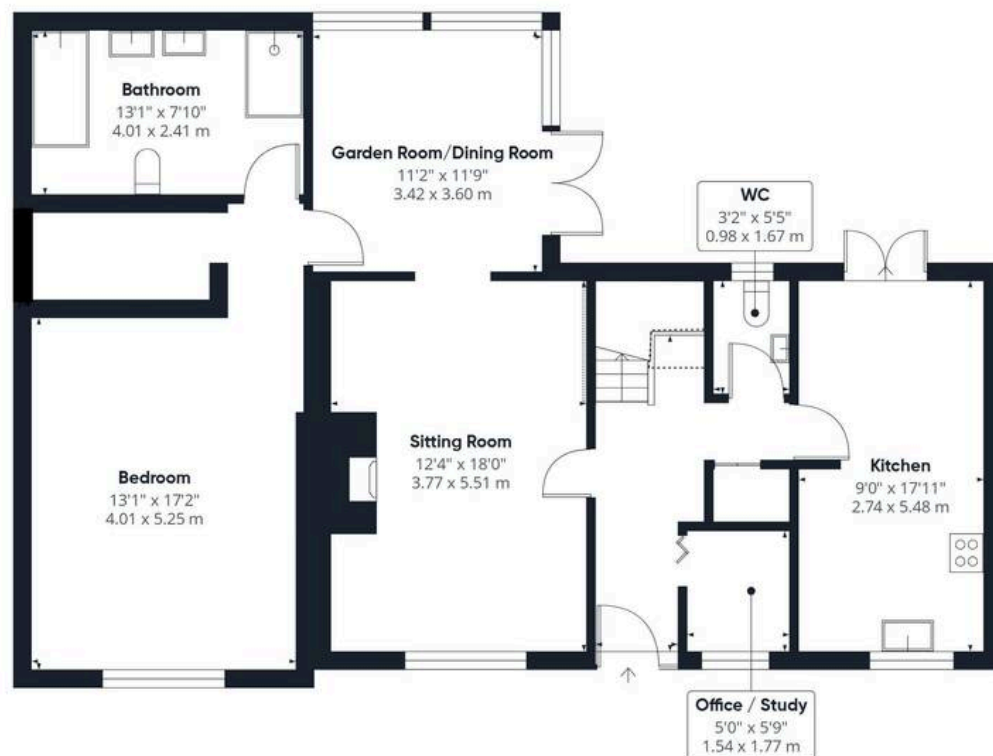




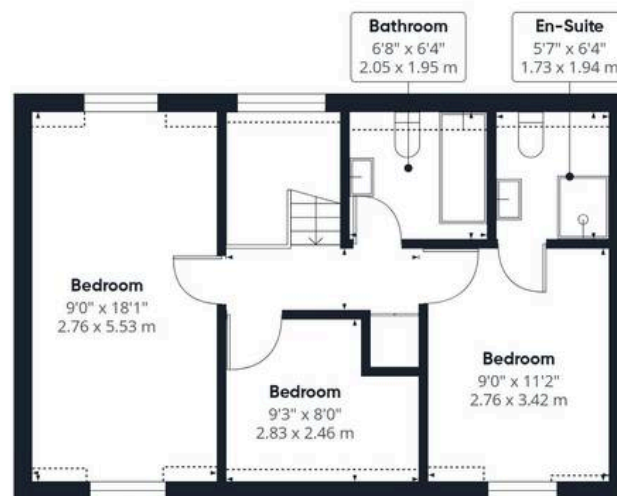
THE GREAT OUTDOORS

The rear garden has been lovingly landscaped by the current owners to offer a unique yet stunning outlook from the rear of the property. The home is bordered by tall mature trees and shrubbery, creating a private and leafy haven, ensuring a quiet spot of relaxation no matter the time of year, whilst a unique design towards the centre of the garden offers the perfect social seating space to enjoy those warmer months. Storage can be found in the form of separate sheds and a greenhouse towards the rear of the garden, whilst a bespoke log cabin offers a multitude of potential uses depending on the needs of the buyer.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1464 ft²

136.1 m²

Reduced headroom

30 ft²

2.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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