



Brettenham Road

Buxhall

Offers In Excess Of £600,000

LACY SCOTT
& KNIGHT
est. 1869

19 Brettenham Road

Buxhall | Stowmarket | IP14 3EA

Stowmarket 4 miles, Ipswich 15 miles, Bury St Edmunds 14 miles

Impressive and substantial 4/5 bedroom, family home, which has been converted to the highest of standards, with great care and thought having gone into its design and layout. With an overall floor area of approximately 2,425 sqft, all of which is set within this highly regarded village, with superb views over open countryside to the front.

Sitting Room | Large Family Room With Dining Room Off | Kitchen/Breakfast Room | Utility Room | Study/Fifth Bedroom | 4 Double Bedrooms | Family Bathroom | Ensuite Shower Room To Principal Bedroom | TV Points To Most Rooms | Integral Garage | Ample Parking To Front | Impressive Garden To Rear | Views Over Open Fields To Front | Newly Carpeted | Alarm System | Integral Smoke & Fire Detector System | Just Under 2500 sqft

19 Brettenham Road

Leading off from the oak effect laminate flooring, there can be found the family room, sitting room and the cloakroom, which comprises concealed low flush cistern, oval countertop sink unit, storage cupboards below. The sitting room is of an impressive size and enjoys wonderful views over the open fields to the front. Whilst the imposing family room, provides a cavernous living space, with a wealth of natural light, provided by glazed double doors and full height windows which overlook the rear garden, as well as a large central roof light. Leading off from the family room there is a dining room/sunroom, which also enjoys views over the rear garden, beyond which, there is a doorway leading through to the utility room, which benefits from a range of base units, including porcelain work surfaces, with plumbing for washing machine and dryer, plus glazed door leading out to the rear garden with further doorway leading into the garage. Also leading off from the family room, there can be found a study/fifth bedroom, which also enjoys views over the rear garden. However, what must be considered one of the main attributes is the very impressive kitchen/breakfast room, which benefits from a range of high quality base and drawer



units, with porcelain work surfaces, 1 ½ bowl stainless steel inset sink unit with mixer taps, five ring electric hob, with extractor hood over, and eye level oven. Within the kitchen there is also space for an American style fridge freezer and plumbing for washing machine, as well as glazed door which opens out onto the side pathway.

The staircase rises to the centre of the first floor landing with a large picture window overlooking the front and which would make an ideal seating/library area. Leading off from the landing, there can be found four very generously proportioned double bedrooms, two which overlook the front, with two overlooking the rear, including the principal bedroom, which benefits from its own ensuite double width shower cubicle, as well as oval countertop sink unit, with mixer taps and concealed low flush

cistern, with the remaining bedrooms all having use of the family bathroom, which comprises panel bath, with centrally set mixer taps, with shower over, countertop oval sink unit, with mixer taps and concealed low flush cistern.

Outside

To the front of the property there is a gravelled carriage driveway, which provides ample parking and in turn leads to the main front entrance, and also to the attached as well as larger than average insulated garage, which is accessed via an electric roller door and has been finished to a standard that it would also suit use as a gym or workshop access to the main house can be gained from here via the utility room. The rear garden can be reached via gated entrances on either side of the property. The rear garden is also considered to be of a very

generous size, with a large paved patio area and lawn garden beyond, all of which is enclosed by close boarded fencing.

Taking into account the very attractive image that the property presents both to the front and rear, as well as the impressive views it offers, plus the substantial floor area of approximately 2425 sqft and generous plot size, we are of the view the property will attract a wide range of potential purchasers. Therefore, we would recommend an early inspection to avoid disappointment.

Services

Mains water, electricity, and drainage. LPG gas central heating.

Local Authority

Mid Suffolk District Council - Council Tax Band TBA.

Tenure

Freehold.

Location

19 Brettenham Road enjoys a very pleasant position on the outskirts of Buxhall with views over open fields to the front. It is also within four miles of a good range of facilities offered by Stowmarket, also within easy reach of some of the popular villages along the Brett Valley, including Chelsworth and Monks Eleigh. The village of Bildeston is about five miles to the south, and there are also good local private schooling facilities at Brettenham and Great Finborough, with Stowmarket Golf Course only about two miles away.

Broadband Speed

Superfast Predicted 80Mbps (source Ofcom).

Mobile Coverage

Between 59% and 78% (source Ofcom).

Directions

Proceed out of Stowmarket, westwards on the B1115, into Great Finborough, then turn right opposite the primary school. As you approach Buxhall turn left in front of the church, and the property will be seen on the right hand side after about half a mile.

What3Words

alive.roost.openly





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Brettenham Road, Buxhall, Stowmarket

Approximate Area = 2425 sq ft / 225.3 sq m
(Including Garage)

For identification only - Not to scale



First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential).
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	49 E	
21-38	F		
1-20	G		

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