



The Green | Pettaugh | IP14 6DH

O.I.R.O £399,995 Freehold

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# The Green, Pettaugh, Stowmarket, IP14 6DH

**NO ONWARD CHAIN** - A great opportunity to purchase this 4 bedroom detached bungalow requiring some updating located in the village of Pettaugh just three and a half miles South of Debenham and less than 10 miles to Stowmarket with train links to London Liverpool Street. The property comprises spacious entry hall, 4 double bedrooms, bathroom, generously proportioned living/dining room and kitchen. The bungalow sits central on the plot with good size front and rear gardens, single attached garage with driveway, potential to extend subject to the necessary consents. Further benefits include double glazed windows throughout and oil fired central heating recently serviced.



## **ENTRANCE HALL**

14' 2" x 5' 3" (4.32m x 1.6m) UPVC door into entrance hall, laminate flooring, radiator, doors to bedrooms.

## **BEDROOM 1**

14' 7" x 10' 8" (4.44m x 3.25m) Generously proportioned room, double glazed bay window to front aspect, radiator.

## **BEDROOM 2**

14' 8" x 10' 8" (4.47m x 3.25m) Generously proportioned room, double glazed bay window to front aspect, radiator.

## **REAR HALLWAY**

Leading to further bedrooms, kitchen and bathroom, loft hatch.

## **BEDROOM 3**

11' 5" x 8' 11" (3.48m x 2.72m) Double glazed window to rear aspect, radiator, airing cupboard housing hot water cylinder.

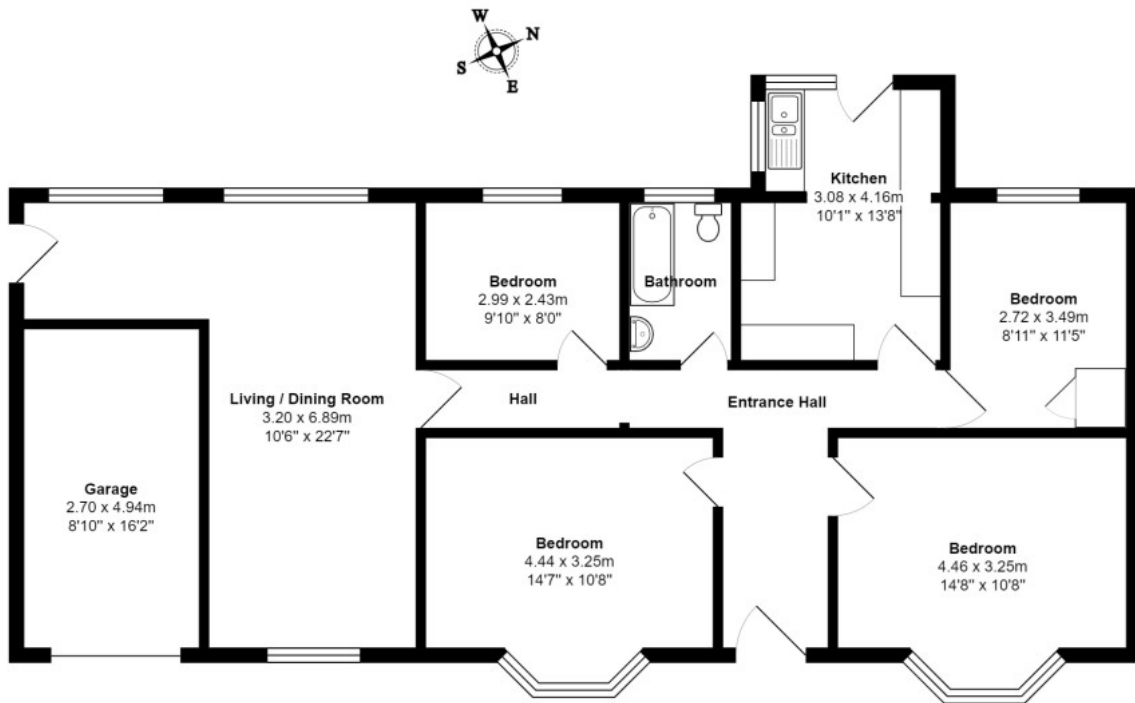
## **BEDROOM 4**

9' 10" x 8' (3m x 2.44m) Double glazed window to rear aspect, radiator, exposed studwork.

## **LIVING ROOM/ DINING ROOM**

22' 7" x 10' 6" (6.88m x 3.2m) Generously proportioned living/dining room, double glazed windows to front and rear aspect, 2 radiators, opening to side hallway.





Total Area: 124.2 m<sup>2</sup> ... 1337 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### SIDE HALLWAY

9' 6" x 5' 11" (2.9m x 1.8m) Double glazed window to rear aspect, double glazed door to side aspect.

### KITCHEN

13' 8" x 10' 1" (4.17m x 3.07m) Wall and base units with wooden worktops, sink and drainer with mixer tap, vinyl floor covering, plumbing for washing machine, space for cooker, radiator, double glazed windows to side and rear aspect, double glazed door to rear garden.

### BATHROOM

7' 6" x 5' 1" (2.29m x 1.55m) Comprising low level WC, wash hand basin and bath with shower mixer tap, double glazed window to rear aspect, floor to ceiling tiled walls, radiator.

### GARAGE

16' 2" x 8' 10" (4.93m x 2.69m) Up & over roller door, window to side aspect.

### OUTSIDE

Front garden laid to lawn with flower & shrub borders, access down both sides of the bungalow, left hand side with lawn leading to rear gardens which is laid to lawn, pond, variety of bushes, green house, Oil tank located to the right hand side of the bungalow also oil fired boiler

recently serviced attached to the right hand wall, rear gardens enclosed by fencing.

### COUNCIL

Mid Suffolk Council

Council Tax for 2024/2025 £2,053.41

### NEAREST SCHOOLS

Helmingham Primary school & Debenham High school.

### SERVICES

We understand all mains services are connected (Apart from gas), oil fired central heating.

### Consumer Protection Regulations 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact.

Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

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The Green Pettaugh STOWMARKET IP14 6DH	Energy rating	Valid until:	10 March 2034
	<b>D</b>	Certificate number:	1020-9371-0830-9003-2463



**VIEWING STRICTLY BY APPOINTMENT  
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