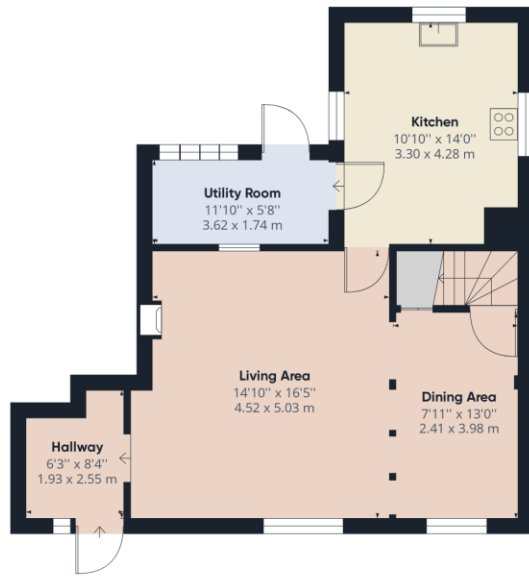




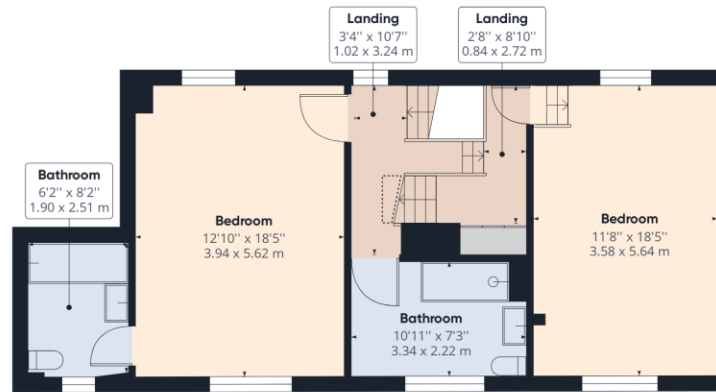
The Street | Brockford | Stowmarket Offers in the Region of £325,000

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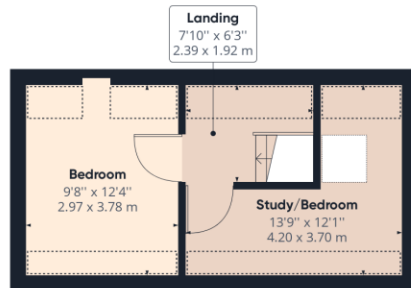




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1601.90 ft²

148.82 m²

Reduced headroom

83.92 ft²

7.80 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a guide and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly, if contemplating travelling some distance to view the property. The mention of appliances, equipment and/or services within these sales particulars does not imply they are in full and efficient working order. It is therefore in the purchaser's interest to establish the working condition of any appliances included. Personal items such as furnishings, which may be shown in photographs, are not included in the asking price. We have been unable to verify tenure at the time of writing these particulars, should you proceed with the purchase of the property, your solicitor must verify this.

Grade II Listed

Four Bedrooms

Character Features

Off Road Parking

Viewing Advised

Generous Accommodation

En-suite To Master

Utility Room

Shower Room

This well presented Grade II listed home offers character and charm throughout and is situated in the village of Brockford. The property benefits from four bedrooms, generous accommodation, good sized garden, off road parking and en-suite to master. This property is a must see so call now to arrange your viewing.

LOCATION Brockford is a small village just a short distance from the well served village of Mendlesham which offers pre school and primary school, church, community centre, health centre, village store and fish and chip shop.

ENTRANCE HALL

Front door, window to front.

LIVING ROOM / DINING ROOM

Three radiators, TV point, understairs storage, stairs to first floor, inglenook fireplace with woodburner, two windows to front aspect, character features.

KITCHEN

Range of wall and base modern fitted units, triple aspect windows, boiler, integral fridge, radiator, larder cupboard, space for Range cooker.

UTILITY ROOM

Spaces for tumble dryer and fridge freezer, stable door to rear, radiator.

FIRST FLOOR LANDING

Window to front, radiator, airing cupboard.

BEDROOM ONE

Dual aspect windows to front and rear, radiator, secondary glazing, access into:

EN-SUITE

Wash basin with vanity unit, WC, radiator, panelled bath, window to front aspect.

SHOWER ROOM

Modern suite comprising shower, wash basin with vanity unit, WC, window to front, secondary glazing, radiator.

BEDROOM TWO

Dual aspect windows to front and rear with secondary glazing, radiator.

SECOND FLOOR LANDING

Velux window.

BEDROOM THREE

Radiator, Velux window, window to rear.

BEDROOM FOUR

Velux window, window to rear, eaves storage, radiator.

OUTSIDE

There is an enclosed rear garden with patio area and the remainder laid to lawn. Outside toilet. Pond area, Klagester and patio to the rear. Variety of sheds and gated access to the off road parking area for multiple cars. The neighbours do have a right of way to their property through the parking area.

AGENTS NOTE

TENURE - Freehold

EPC = E

COUNCIL TAX BAND = D Mid Suffolk District Council





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