

# BUCKS

PROPERTY AGENTS



Greenway Farm Ipswich Road, Gosbeck, IP6 9SG

Price £700,000

- Detached Family House
- Three Reception Rooms
- Off Road Parking for Multiple Vehicles
- Grounds Extending to 2.3 Acres STS
- Four Bedrooms
- Quadrouple Garage
- Spacious Garden with Patio and Entertaining Area
- Village Location



# Greenway Farm Ipswich Road, Gosbeck IP6 9SG

Nestled in the charming village of Gosbeck, this impressive detached house on Ipswich Road offers a unique opportunity for those seeking a spacious family home with ample potential. Spanning an impressive 1,776 square feet, the property boasts three generous reception rooms, perfect for entertaining guests or enjoying family time. With four well-proportioned bedrooms, there is plenty of room for everyone to find their own space. The house features two bathrooms, ensuring convenience for busy mornings and family life. Set within a substantial 2.3 acres of land, the property provides a delightful outdoor setting, ideal for gardening enthusiasts or those wishing to enjoy the tranquillity of rural living. The expansive grounds also offer ample parking for up to eight vehicles, making it perfect for families with multiple cars or for hosting gatherings. A standout feature of this property is the quadruple garage, providing not only secure parking but also additional storage space or the potential for a workshop. Furthermore, there is exciting potential for extension, allowing you to tailor the home to your specific needs and desires.

Gosbeck offers quiet village location with access to near town of Stonham Aspal offers many amenities such as local business, school and Stonham Barns which is an attraction for all the family with individual shops, leisure facilities, cafe, post office and much more. that Stonham Aspal is also within easy access of the A14 corridor providing access to larger towns such as Norwich, Bury St Edmunds and Cambridge and is approximately 6 miles from the market town of Stowmarket that offers many amenities.

While the property does require some modernisation, this presents a wonderful opportunity to create your dream home in a picturesque village location. With its blend of space, potential, and rural charm, this house is a rare find and is sure to attract those looking to invest in a property with both character and possibilities.



Council Tax Band: F



### Entrance Hall

With double door to front, wood laminate flooring, stairs to first floor and radiator.

### Sitting Room

With windows to front and rear, open fire place and radiator.

### Dining Room

With bay window to front, open fireplace and radiator.

### Kitchen

With windows to front and side, tiled walls and floors, range of high and low level units, electric oven, worktops, stainless steel sink and drainer and space and plumbing for dishwasher.

### Rear Lobby

With tiled floor.

### Breakfast Room

With windows to side and rear and radiator.

### Cloakroom

With window to side, part tiled walls and tiled floors, low level W/C, pedestal basin and radiator.

### Utility Room

With windows to side and rear, worktops, storage units and plumbing for washing machine.

### First Floor Landing

With radiator.

### Bedroom One

With windows to front and rear, two built-in wardrobes and two radiators.

### Bedroom Two

With windows to front and side, fitted wardrobe and radiator.

### Bedroom Three

With window to rear and radiator.

### Bedroom Four

With window to front and radiator.

### Wet Room

With window to side, Aquaboard walls and tiled floors with soakaway drain and heated towel rail.

### Bathroom

With windows to side and rear, part tiled walls, low level W/C and pedestal basin.

### Outside

A private driveway leads to the front of the property with substantial space for off road parking and detached quadruple garage. To the rear of the property is a generous sized garden with lawn, patio area, summer house, covered area ideal for outside entertaining, pond and for privacy and seclusion the garden is surrounded by mature hedging and shrubs.




## Directions

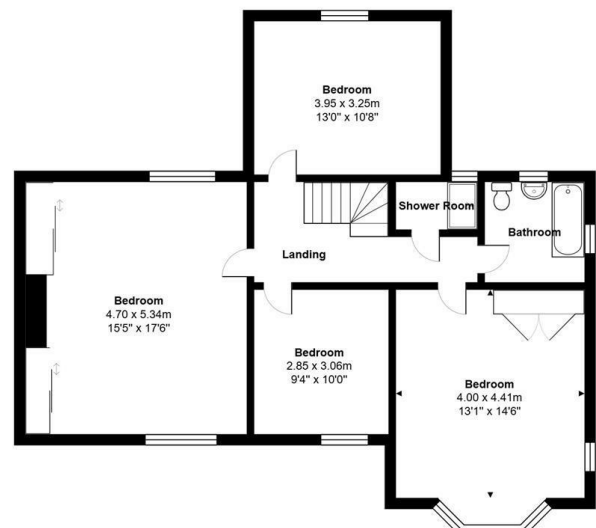
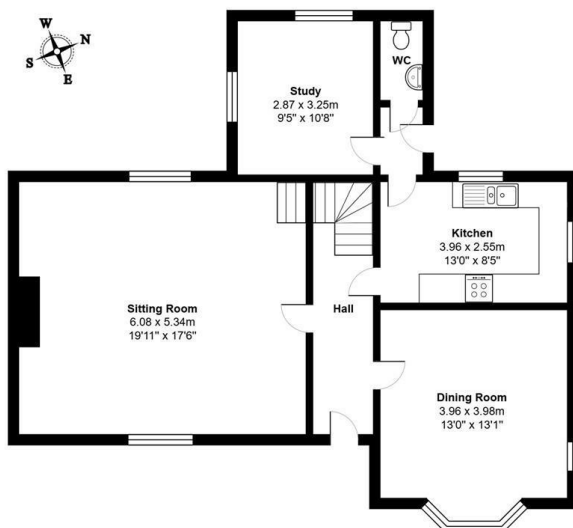
Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Turn left onto Navigation Approach At the roundabout, take the 3rd exit onto Gun Cotton Way At the roundabout, take the 1st exit and stay on Gun Cotton Way Go through 4 roundabouts At the roundabout, take the 2nd exit onto **Viewings**

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Total Area: 164.7 m<sup>2</sup> ... 1772 ft<sup>2</sup>