

# BUCKS

PROPERTY AGENTS



## School Cottage Ipswich Way, Pettaugh, Stowmarket, IP14 6DJ

Price £537,500

- Four Bedrooms
- Conservatory
- Sealed Unit Double Glazed
- Off Road Parking For Several Vehicles
- Views Over Farmland
- Two Reception Rooms
- En-Suite To Master
- LPG Gas Heating
- Double Garage
- Village Location



# School Cottage Ipswich Way, Stowmarket IP14 6DJ

Located in the charming village of Pettaugh, Stowmarket, this exquisite detached house on Ipswich Way offers a perfect blend of comfort and elegance. With four spacious bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families seeking both space and privacy. The home boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The dining room features bi-folding doors that seamlessly connect to a delightful rear garden patio area, perfect for al fresco dining or enjoying the tranquil views over the surrounding farmland. A conservatory adds to the charm, offering a bright and airy space to unwind throughout the seasons. For those with multiple vehicles, the property includes generous parking for up to seven vehicles, along with a double garage that features electric doors, power, and light connected, as well as a personnel door for easy access to the rear garden.

This residence not only offers a comfortable living space but also a picturesque setting within Pettaugh a small, peaceful rural village in central Suffolk, with its surrounding farmland giving it a classic Suffolk countryside character, ideal for attractive walking and cycling to enjoy Suffolks rural countryside. With most residents commuted to nearby towns such as Ipswich, Stowmarket or Bury St Edmunds for work or pleasure with each towns own individual local amenities and access to railway links to London. With its modern amenities and serene surroundings, this property is a rare find in the heart of Suffolk. Don't miss the opportunity to make this stunning house our new home.



Council Tax Band: E



### Entrance Hall

With stairs leading to first floor, storage cupboard and radiator.

### Sitting Room

With windows to front and rear and internal glass doors leading to conservatory filling the room with natural light, feature fireplace with timber mantle and log burner stove and radiators.

### Conservatory

With windows all around and patio doors leading to rear ideal for indoor/outdoor entertaining and wall mounted electric heater.

### Dining Room

With window to rear and bi-folding doors leading to rear ideal for indoor/outdoor dining and radiator.

### Kitchen

With windows to front and side, range of high and low units, stainless steel sink and drainer, range cooker with extractor hood and fan, integrated fridge freezer, integrated dishwasher, Combi boiler on wall, door leading to utility room and tiled floor.

### Utility Room

With window to side and door leading to outside, low level units, stainless steel sink and drainer and plumbing for washing machine.

### Cloakroom

With window to side, low level W/C, basin and radiator.

### First Floor Landing

With loft access and storage cupboard.

### Bedroom One

With window to side with views over farmland and radiator.

### En-Suite

With window to side, shower cubicle, low level W/C, pedestal basin and radiator.

### Bedroom Two

With windows to front and rear and radiator.

### Bedroom Three

With windows to front and radiator.

### Bedroom Four

With window to rear and radiator.

### Bathroom

With window to front, bath with mixer tap with shower attachment, low level W/C, pedestal basin, part tiled walls and radiator.

### Outside

To the front of the property is a driveway providing off road parking for several vehicles additionally leading to a double garage with window to rear, personnel door to rear, electric doors and power and light connected, mature hedgerows, trees, shrubs, Klargester septic tank and gas tank. To the rear and side of the property is a garden comprising of patio area ideal for outside entertaining, lawn, summerhouse and for privacy and seclusion is fenced and trees all around.





## Directions

Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right onto Station Rd W/B1115 Continue to follow B1115 At the roundabout, take the 2nd exit onto Stowupland Rd/B1115 Go through 1 roundabout Turn left onto Church Rd/A1120 Continue to follow A1120 Turn left onto Angel Hill/A1120/A140 Diss Norwich A140 Turn right onto Stowmarket Rd/A1120 Continue to follow A1120 Turn right to stay on A1120 Turn right onto Ipswich Way Destination will be on the left Arrive: Ipswich Way, Pettaugh, Stowmarket IP14 6DJ, UK

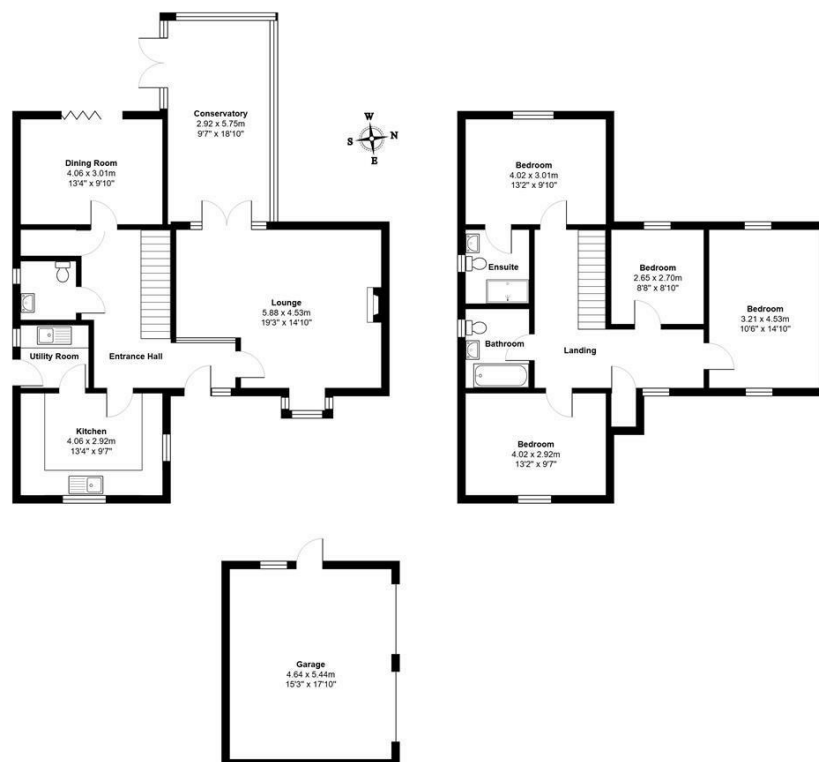
## Viewings

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

## EPC Rating:

D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 62      | 71                      |
| (39-54) <b>E</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: 188.4 m<sup>2</sup> ... 2028 ft<sup>2</sup>