

DRAFT DETAILS
THE BEECHES, STOWMARKET ROAD, WETHERDEN
STOWMARKET
IP14 3JP

OPEN HOUSE (C & T) present: A refurbished, spacious, non-estate detached home, in E village near A14 & station. Lobby, Hall, Re-fitted Cloakroom, Lounge - Fireplace, Dining Room, Study, Re-fitted Kitchen/Breakfast, Re-fitted Utility, 4 Bedrooms – 1 Re-fitted En-Suite, Re-fitted Bathroom, Double Garage, Ample Parking, Gardens, **VIEW ASAP.**



2241

New Price Guide £499,500

ENTRANCE LOBBY, HALL, RE-FITTED CLOAKROOM, SITTING ROOM WITH FIREPLACE, DINING ROOM, STUDY, RE-FITTED KITCHEN/BREAKFAST ROOM, RE-FITTED UTILITY ROOM, 4 BEDROOMS - 1 RE-FITTED EN-SUITE, RE-FITTED BATHROOM, DOUBLE GARAGE, GENEROUS PARKING, FRONT & REAR GARDENS, OIL FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, NON-ESTATE, REFURBISHED & UPDATED, CONVENIENT FOR A14 & STATION, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS
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DIRECTIONS : From Bury St Edmunds proceed along the A14 towards Stowmarket. After about 8 miles, turn off signposted to Elmswell. At the roundabout, take the third exit and proceed up the hill passing the church. Continue along Church Road and into Cross Street, passing New Road and Cooks Road, and into Wetherden Road. Continue out of the village, and on reaching Wetherden, proceed just past The Maypole pub, on the right, and a small car park area. on the left, where the property is the second on the left.

DESCRIPTION : This property has been much improved by the current owners, with works including replacement UPVC windows and doors, pressurised hot water tank, re-fitted Kitchen/Breakfast Room with some AEG appliances, and matching Utility Room, refitted Cloakroom, family Bathroom, and decoration, including modernising the ceilings in plain plaster with coving. This, together with a useful Study, ideal for those wishing to work from home, and four good size bedrooms - one with re-fitted en-suite, makes this a highly desirable family home.

This well presented home offers spacious family accommodation, in a popular village, convenient for the A14, and stations in Elmswell (about 1.5 miles), mainline link in Stowmarket (about 4 miles), and Bury St Edmunds (about 11.5 miles). With all the various desirable attributes on offer, early viewing is strongly advised.

ENTRANCE LOBBY : Approached via an outer canopy and modern composite part glazed front door. Wood laminate floor, radiator, glazed door to:

HALL : Wood laminate floor, radiator, glazed door and panels to Dining Room.

CLOAKROOM : Re-fitted with white suite comprising wc, vanity wash basin with mixer tap, tiled splashbacks, tiled floor, radiator, UPVC frosted window to side.

SITTING ROOM : 5.94m (19'6") x 3.56m (11'8") The focal point being an open fireplace with surround and hearth, TV point, wall light points, two radiators, UPVC window to front, UPVC glazed double doors, side panels and windows to rear garden.

DINING ROOM : 5.41m (17'9") max into stairs x 3.28m (10'9") Wood laminate floor, stairs to first floor with open area under, wall light points, radiator, UPVC window to front, UPVC glazed double doors, side panels and windows to rear garden.

STUDY : 2.54m (8'4") x 2.34m (7'8") Telephone point, radiator, UPVC window to front.

KITCHEN/BREAKFAST ROOM : 3.56m (11'8") x 3.53m (11'7") Re-fitted with range of blue 'Shaker' style base and wall mounted units, quartz work surfaces and splashbacks, inset 1 1/2 bowl stainless steel sink unit with 'Swan-neck' style flexi-mixer tap, inset AEG induction hob with quartz splashguard and cooker hood over, built-in AEG electric double oven/grill, integrated fridge and freezer, integrated dishwasher, pan drawers, wood laminate floor, LED downlights, radiator, UPVC window to rear. Door to:

UTILITY ROOM : 3.07m (10'1") x 1.98m (6'6") Re-fitted with range of blue 'Shaker' style base and wall mounted units, quartz work surfaces and splashbacks, inset stainless steel sink unit with 'Swan-neck' style flexi-mixer tap, integrated washing machine, loft access, wood laminate floor, cupboard housing oil boiler, radiator, UPVC window to rear, UPVC part glazed door to rear garden.

FIRST FLOOR LANDING : Built-in airing cupboard housing pressurised water tank, loft access, radiator, UPVC window to front.

BEDROOM 1 : 3.56m (11'8") x 3.30m (10'10") + deep door recess Two built-in double wardrobes, TV point, telephone point, radiator, UPVC window to rear.

EN-SUITE : 2.57m (8'5") max x 1.70m (5'7") Re-fitted with white suite comprising tiled walk-in shower enclosure with glazed screen and shower controls with fixed head, vanity wash basin with mixer tap, wc, fully tiled walls, tiled floor, shaver point, extractor fan, LED downlights, radiator, UPVC frosted window to side.

AGENT'S NOTE: This is currently being completed, so the photograph is showing it unfinished.

BEDROOM 2 : 3.56m (11'8") x 3.35m (11'0") Radiator, UPVC window to rear.

BEDROOM 3 : 3.58m (11'9") max x 3.15m (10'4") L-shaped room. Radiator, UPVC window to front.

BEDROOM 4 : 3.33m (10'11") x 2.54m (8'4") Radiator, UPVC window to rear.

BATHROOM : 2.57m (8'5") x 2.01m (6'7") Re-fitted with white suite comprising P-shaped panelled bath with mixer tap, glazed screen and shower controls with both fixed and flexi-heads, vanity wash basin with mixer tap, wc, fully tiled walls, tiled floor, mirror with sensor light, LED downlights, extractor fan, chrome vertical radiator/towel rail, UPVC frosted window to front.

OUTSIDE : To the front, the garden is enclosed by fencing and hedging, being laid mainly to lawn with shingle borders, plastic oil tank, and path to the front door. A driveway provides vehicular standing for up to four cars. This leads to a **DOUBLE GARAGE: 5.54m (18'2") x 5.41m (17'9")**, with twin up and over style doors, power and light connected, fuse box, eaves storage and personal door to the rear. A gate provides side access to the rear garden. This enjoys a view of the village church, and is enclosed by fencing, being laid principally to lawn, with borders, generous paved patio area, external lighting, and outside water tap.

AGENT'S NOTE: The vendor has informed us that mains water, electricity and drainage are connected. The council tax band is understood to be Band F.

WETHERDEN & AREA : Wetherden is a small village, about 11.5 miles East of Bury St Edmunds, and about 4 miles North-East of Stowmarket, located just north of the A14. It has a Public House, Church, Village Hall, Recreation Field, Baptist Chapel, and there are clubs providing various activities. Further local facilities are available in nearby Haughley, about 1.25 miles West.

The nearby village of Elmswell, about 1.5 miles West, being one of the largest villages in Suffolk, has a thriving community. It is well-served with a wide range of shops and amenities, including a Post Office, large Co-Op, Mace General Store, Primary School, Nursery School, two Public Houses, Pharmacy, Butchers, Library, Hair Salons, Veterinary Surgery, Pet Shop, Travel Agent, Fish and Chip Shop and Chinese Takeaway. The busy Blackbourne Community Centre offers many social and sports clubs. The village has its own railway station, and the nearby town of Stowmarket has a mainline link to London's Liverpool Street, in approximately 80 minutes.

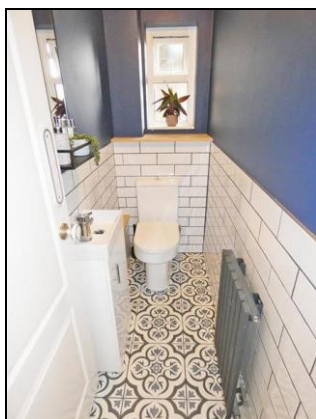
BURY ST EDMUNDS & AREA : Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millennium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the Arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.





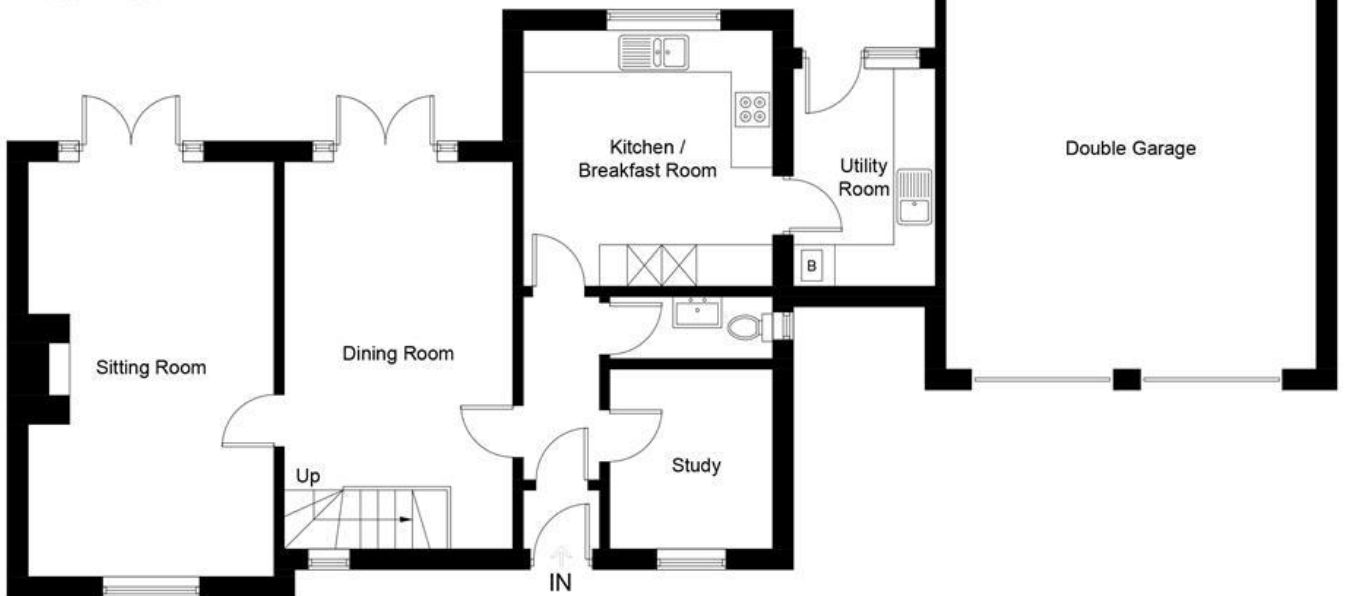


The Beeches, Wetherden. IP14 3JP

Approximate Gross Internal Area = 147.0 sq m / 1582 sq ft
Double Garage = 34.1 sq m / 367 sq ft
Total = 181.1 sq m / 1949 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy performance certificate (EPC)		
The Beeches Stowmarket Road Watherden STOWMARKET IP14 3LP	Energy rating D	Valid until: 6 September 2033 Certificate number: 3737-1021-9300-0073-0206

Property type: Detached house

Total floor area: 137 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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