

DRAFT DETAILS
GABLES, CHURCH STREET, WETHERDEN
STOWMARKET
IP14 3LB

OPEN HOUSE (C & T) present: An individual, high quality, spacious, non-estate detached bungalow, in this village East of Bury St Edmunds, near A14 & station. Hall, Sitting/Dining Room, Kitchen/Dining Room, 2 Double Bedrooms, Wetroom/Bathroom, Low Maintenance Garden, Generous Parking, **IDEAL RETIREMENT, VIEW ASAP.**



2244

Price Guide £350,000

HALL, TWIN-ASPECT SITTING ROOM/DINING ROOM, TRIPLE-ASPECT KITCHEN/DINING ROOM, STOREROOM, 2 DOUBLE BEDROOMS, WETROOM/BATHROOM, LOW MAINTENANCE GARDEN, GENEROUS PARKING, AIR-SOURCE HEAT PUMP WITH UNDERFLOOR HEATING & INDIVIDUAL ROOM THERMOSTATS, UPVC DOUBLE GLAZING, HIGH-SPECIFICATION INCLUDING OAK FLOORING & DOORS, NON-ESTATE, CONVENIENT FOR A14 & STATION, IDEAL FOR RETIREMENT WITH LEVEL PLOT, NO STEPS, WIDE DOORWAYS & HALL, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS

01284 769691 • 07803 138123

info@coakleyandtheaker.co.uk ♦ www.coakleyandtheaker.co.uk



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 to the crossroads, and turn left into Church Street, where the property is located immediately on the left. Viewers can either park in the driveway, or in the village-owned car-park, on the other side of the crossroads.

DESCRIPTION : This unique single-storey property, built in 2021, has been finished to a very high standard, and has been designed to reflect traditional Victorian architecture, with red brick elevations, plain tiled roof, and complements the adjacent converted former Primary School. Boasting spacious and well proportioned accommodation extending to about 872 square feet, it features a generous Sitting Room, which could accommodate a dining table, well equipped Kitchen/Dining Room, 2 Double Bedrooms and a combined Wetroom/Bathroom, with separate bath and shower area, together with a useful large Storeroom. The high specification includes an eco-friendly Air-Source Heat Pump, with Underfloor Heating and individual thermostats in each room, oak flooring and oak internal doors. Externally, there is an attractive low-maintenance garden, and a generous well maintained driveway, providing parking space for at least two cars.

For those potential purchasers with mobility issues, this home offers an easily accessible level plot, no steps, wide doorways and hall, making this suitable for wheelchair users.

This lovely home is located in the centre of a small, 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.

HALL : Approached via a UPVC part glazed front door. Oak flooring extending to both living and bedroom areas, LED downlights, UPVC window to rear.

SITTING ROOM : 4.65m (15'3") + recess x 4.22m (13'10") A light and airy twin-aspect room with space for a dining table, if desired. Oak flooring, TV point, telephone point, UPVC window to side, UPVC glazed double doors to side and rear garden.

KITCHEN/DINING ROOM : 4.22m (13'10") x 3.61m (11'10") A light and airy triple-aspect room. Range of slate grey 'Shaker' style base and wall mounted units, oak work surfaces, tiled splashbacks, inset single drainer composite sink unit with 'Swan-neck' style mixer tap, inset induction hob with stainless steel cooker canopy over, built-in electric oven/grill, integrated dishwasher, integrated washer/dryer, space for fridge/freezer, space for tumble dryer, oak flooring, LED downlights, UPVC window to side, UPVC window to rear, UPVC glazed double doors to side and rear garden.

STOREROOM : 2.08m (6'10") x 1.22m (4'0") Good sized walk-in storage and airing space, housing pressurised water system, underfloor heating controls, tiled floor, consumer unit, loft access.

BEDROOM 1 : 4.01m (13'2") x 3.17m (10'5") TV point, UPVC window to rear, with view over garden.

BEDROOM 2 : 3.38m (11'1") + recess x 2.97m (9'9") TV point, UPVC window to front, with view of parish church.

WETROOM/BATHROOM : 2.87m (9'5") x 1.83m (6'0")

BATHROOM AREA: White suite comprising panelled bath with mixer tap and mixer shower attachment, wc with concealed cistern, vanity unit with inset wash basin with mixer tap, tiled splashbacks, heated towel rail, tiled floor with drain, LED downlights, UPVC frosted window to front.

SHOWER AREA: Easily accessible tiled shower recess with shower controls, with both fixed rain head and handheld shower heads, tiled floor with drain, extractor fan.

OUTSIDE : To the front, the property is approached via a resin shingled accessway, owned by the neighbour, but with legal documented vehicular and pedestrian right of way, to Gables. The front is laid mainly to a cobble-block driveway, with border, providing parking space for at least two cars. A gate provides side access to the rear garden. This is enclosed by fencing and hedging, and has been designed for low maintenance, being laid principally to shingle, with sandstone paved terrace and pathways. There is a **TIMBER SHED** and an outside water tap. The garden extends around the side of the property, where it is laid to shingle, and enclosed by brick wall, metal railings and a picket fence.

AGENT'S NOTE : The vendor has informed us that mains water, electricity and drainage are connected. Air-source heat pump with underfloor heating. The council tax band is understood to be Band C. There is a covenant in place, indicating the requirement for the owner of Gables to make a reasonable contribution to any necessary repairs to the resin shingled short accessway, being that they have right of way.

The property has the benefit of a 10 year New Home Warranty, which commenced in January 2022, and therefore has about 8 years remaining, as of January 2024.

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 neighbourhood Public House, Church, Village Hall, Recreation Field, Baptist Chapel, and there are clubs providing various activities. There is a village-owned car park, which is carefully maintained by volunteer residents. 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.

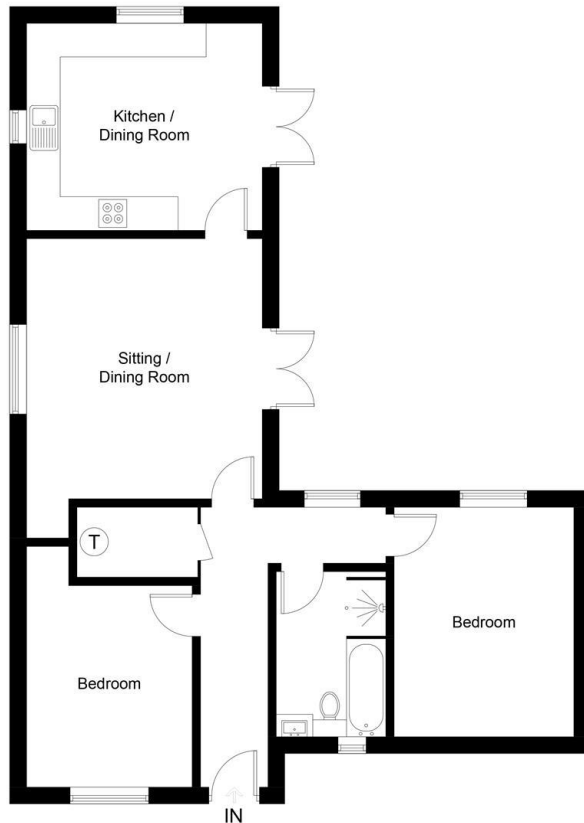






Gables, Wetherden. IP14 3LB

Approximate Gross Internal Area = 80.7 sq m / 869 sq ft



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 Gables
Church Street
Wetherden
IP14 3UB

Energy rating

C

Valid until: 8 November 2031

Certificate number: 9639-4839-1009-0461-2206

Property type	Detached bungalow
Total floor area	81 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 C. It has the potential to be A.

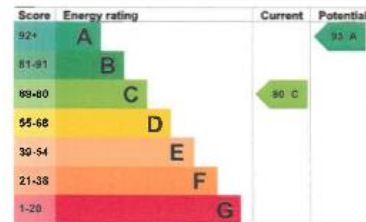
[See how to improve this property's energy efficiency.](#)

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.

General Data Protection Regulations (GDPR) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.