







Found on the village outskirts of Pakenham is this semi-rural semi-detached home. Benefitting from extensive gardens measuring at 0.27 of an acre and being surrounded by farmland. Be impressed by the generous sized sitting room with hard wood flooring and stylish wood burner. The kitchen is well-equipped with space for a breakfast table, pantry with plenty of storage and wonderful views over the garden. With a family bathroom and boot room completing the ground floor accommodation. Three great sized bedrooms are found on the first floor, all featuring traditional decorative fireplaces and the main bedroom also includes a cloakroom. The garden is a real feature of this home being of a particularly substantial size with approved planning in place for a two storey extension (more details can be obtained from your agent). There is a raised decking seating area and

### Entrance Porch

7' 7" x 2' 11" (2.31m x 0.89m)

Entrance door with pitched roof and feature glass panel. Victorian style radiator, tiled flooring and window to side. Open to the entrance hall.

### Entrance Hall

6' 0" x 4' 1" (1.83m x 1.24m)

Tiled flooring and stairs to first floor.

### Sitting Room

15' 11" x 11' 11" (4.85m x 3.63m)

Hardwood flooring and feature fireplace with log burner. Two radiators, window to front and French doors to rear into garden.

### Kitchen/Breakfast Room

19' 7" x 8' 10" (5.96m x 2.69m)

Open plan kitchen with space for a breakfast table. A range of wall and base, cupboard and drawer units. Leisure Cuinemaker range cooker, integrated dishwasher, integrated washing machine and space for an American style fridge/freezer. Enamel sink and half with drainer. Partly tiled walls. Pantry cupboard with shelving. Two built in storage cupboards. Window to rear with views over the garden.

### Boot Room

6' 10" x 4' 0" (2.08m x 1.22m)

Windows to side and door to rear into garden.

### Bathroom

6' 4" x 5' 8" (1.93m x 1.73m)

Bath with rainfall shower over. Pedestal wash basin, WC and towel radiator. Partly tiled walls and window to side.

### First Floor Landing

7' 10" x 5' 11" (2.39m x 1.80m)

Window to rear. Location of consumer unit.

### Bedroom 1

15' 10" x 9' 5" (4.82m x 2.87m)

Double bedroom with feature fireplace. Two windows to side with field views. Airing cupboard housing hot water tank. Radiator.

### En-Suite Cloakroom

5' 4" x 2' 3" (1.62m x 0.69m)

Pedestal wash basin with tiled splashback, WC and window to front.

### Bedroom 2

12' 0" x 7' 9" (3.65m x 2.36m)

Double bedroom with a feature fireplace. Window to front and radiator.

### Bedroom 3

9' 0" x 7' 9" (2.74m x 2.36m)

Single bedroom with feature fireplace. Window to rear with field views. Radiator.

### Outside

#### Front Garden

Shingled driveway with ample parking for multiple vehicles. Small lawn areas with mature shrubs and trees.

#### Rear Garden

A large garden measuring at 0.27 of an acre. This is a feature of the property being laid to lawn with some shrubs and trees. There is a

raised decking area, a paved patio seating area with a timber shelter over. Backing onto woodlands with fields to the side. Wood store, garden shed and a door to the timber workshop. Enclosed by fencing with a side access gate to front. There is also vehicular access to the end of the property via Broadway.

### Timber Workshop

13' 0" x 11' 9" (3.96m x 3.58m)

Fully insulated building with power and lighting. Window to side and pedestrian door.

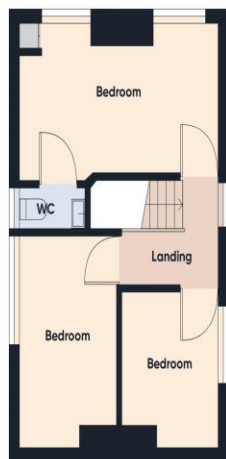
### Agent's Note

Planning permission has been approved by West Suffolk Council for a part single storey and part two-storey side and rear extension (following demolition of existing single storey side and rear extension) - further information can be obtained from your agent (REF: DC/23/0097/HH).





Ground Floor



Floor 1

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.