

An extended, three-bedroom, modern semi-detached cottage located in the heart of the village of Pettaugh, with stunning rural views.

Guide Price
£345,000 Freehold
Ref: P6286/B

Peppers Place
Ipswich Way
Pettaugh
Stowmarket
Suffolk IP14 6DJ



Entrance porch, entrance hall, cloakroom, sitting room, dining room and kitchen/garden room.

Three first floor bedrooms and family shower room.

Ample off-road parking.

Good-sized garden to rear.

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Location

Peppers Place is located in a tucked away position in the heart of Pettaugh, a small rural village just 2½ miles south of the larger village of Debenham and 10 miles north of the county town of Ipswich. Debenham benefits from well regarded primary and high schools, along with a small Co-Op supermarket, hardware store, grocery store, doctors, vets, butchers, café, sports centre and other local shops and services.

The market town of Stowmarket is within 9 miles and offers Tesco, Asda and Lidl supermarkets, as well as a variety of other shops, services and restaurants, including a train station with mainline rail services to London's Liverpool Street that are scheduled to take under an hour and a half.

Suffolk's Heritage Coast with destinations such as Aldeburgh, Thorpeness, Orford and Southwold is approximately 23 miles from the property.

Description

Peppers Place is an extended semi-detached modern cottage with well laid out and flexible accommodation over two storeys. It comprises entrance porch, sitting room, dining room, inner hall, downstairs cloakroom and open plan kitchen/garden room on the ground floor. On the first floor are three bedrooms and a family shower room. The property benefits from UPVC double-glazing and a good deal of storage space. The current vendors have recently replaced all of the ground floor storage heaters for modern storage heaters and have had a wood burning stove installed in the sitting room.

Outside, the property is approached via a shared access with a private gravel driveway providing off-road parking for several vehicles. There is a good-sized garden to the rear with a paved terrace and extensive countryside views.

The Accommodation

The House

Ground Floor

An oak front door opens to the

Entrance Porch

Window to side and glazed panelled door into the

Entrance Hall

Window to side, electric storage heater, stairs that rise to the first floor landing, and built-in understairs cupboard. A door leads off to the



Sitting Room 18'0 x 12'5 (5.49m x 3.78m)

Windows to front and electric storage heater. Redbrick chimney breast with wood burning stove on a tiled hearth with oak bressummer over.



Dining Room 12'5 x 8'6 (3.78m x 2.59m)

Window to rear and electric storage heater.

Downstairs Cloakroom

Fully tiled and comprising window to side with obscured glazing, hidden cistern WC, vanity basin with mixer tap over and cupboards under, and electric storage heater.

Kitchen/Garden Room 11'7 x 9'8 (3.53m x 2.95m) plus 13'10 x 10'0 (4.22m x 3.05m)

Kitchen area with window to rear and a range of high and low level wall units with rolltop work surface incorporating a one and a half bowl single-drainer ceramic sink unit with mixer tap over and tiled splashback. Space for electric cooker with extractor hood over. Integrated washing machine and recently upgraded fridge freezer. Built-in larder cupboard, retractable corner storage units and electric panel heater.



The garden room has oak flooring, an oak stable door to the side and French doors to the garden, flanked by windows to the side and a further window. Electric storage heater.



Stairs in the entrance hall rise to the

First Floor

Galleried Landing

Window to side and door off to

Bedroom One 12'5 x 9'5 (3.78m x 2.87m)

Window to rear and built-in storage cupboards with shelving.



Bedroom Two 10'7 x 9'0 (3.23m x 2.74m)

Dormer window to front, electric heater, and a range of built-in wardrobes with hanging rails and shelving.

Bedroom Three 10'5 x 9'4 (3.17m x 2.84m)

Dormer window to rear, built-in wardrobes with hanging rails and shelving, built-in dressing table with shelves to side, and electric heater.



Family Shower Room

Window to side with obscured glazing. Fully tiled and comprising double walk-in shower with mains-fed shower over, glass screen and recently fitted electric Showermate pump. Close-coupled WC, vanity basin with mixer tap over and cupboards under, electric storage heater, electric fan heater and extractor fan. Airing cupboard with pre-lagged water cylinder and shelving.



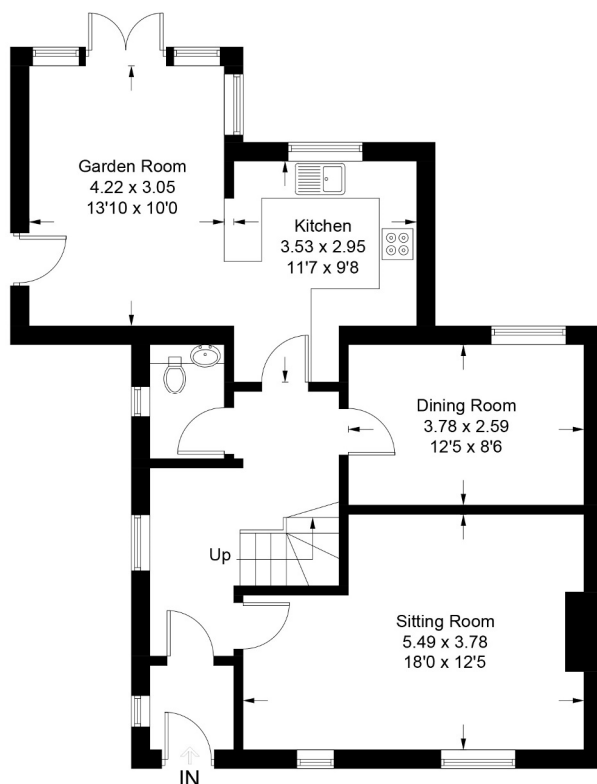
Outside

The property is approached to the front via an access that is shared with the neighbour, with a private gravelled driveway providing off-road parking for several vehicles. A pathway leads around the side of the property, through an area of hardstanding, to the good-sized rear garden, which is enclosed by hedging and fencing and is mainly laid to lawn with established flower beds and borders. Steps lead down from a raised paved terrace that abuts the rear of the property to a further terrace which benefits from a good degree of privacy. There is a covered pergola, which provides a pleasant seating area with extensive views over the farmland beyond. The garden is also home to a summer house and potting shed, along with a bike store to the side of the house.

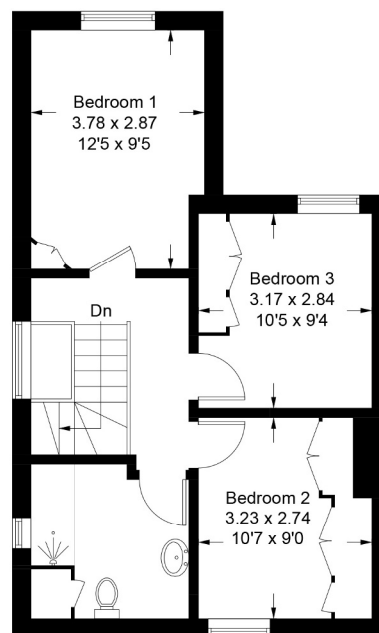


Peppers Place, Pettaugh

Approximate Gross Internal Area = 113.3 sq m / 1219 sq ft



Ground Floor



First Floor

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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Private sewage treatment plant located within the neighbour's garden with an associated contribution to costs.

Council Tax Band D; £1,962.25 payable per annum 2023/2024.

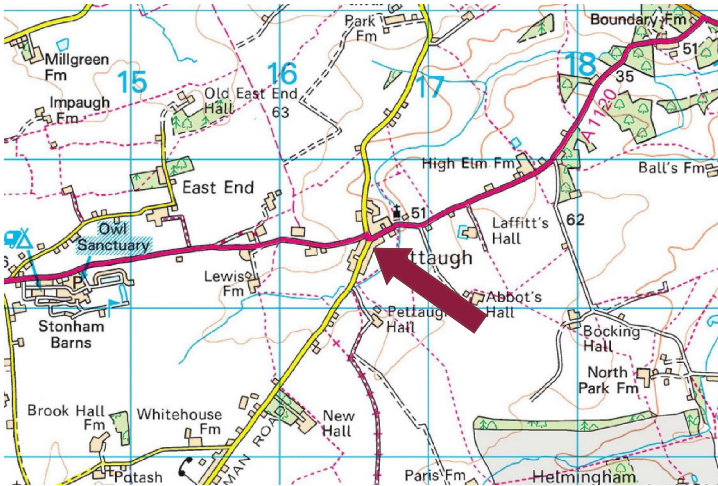
Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067.

EPC Rating E (fully report available from the agent).

NOTES

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February 2024



Directions

Heading north on the A140 from Ipswich, enter The Stonhams, passing the Old Forge Garage on the left and heading down Angel Hill. Take the next right hand turn onto the A1120, signposted Debenham and Stonham Aspal. Continue through the village of Stonham Aspal, passing Stonham Barns on the right and heading into the village of Pettaugh. At the end of the road, turn right and then immediately right again (towards Crowfield and Ipswich). The property can be found on the left hand side. For those using the What3words app:// approvals.surprised.spoons



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