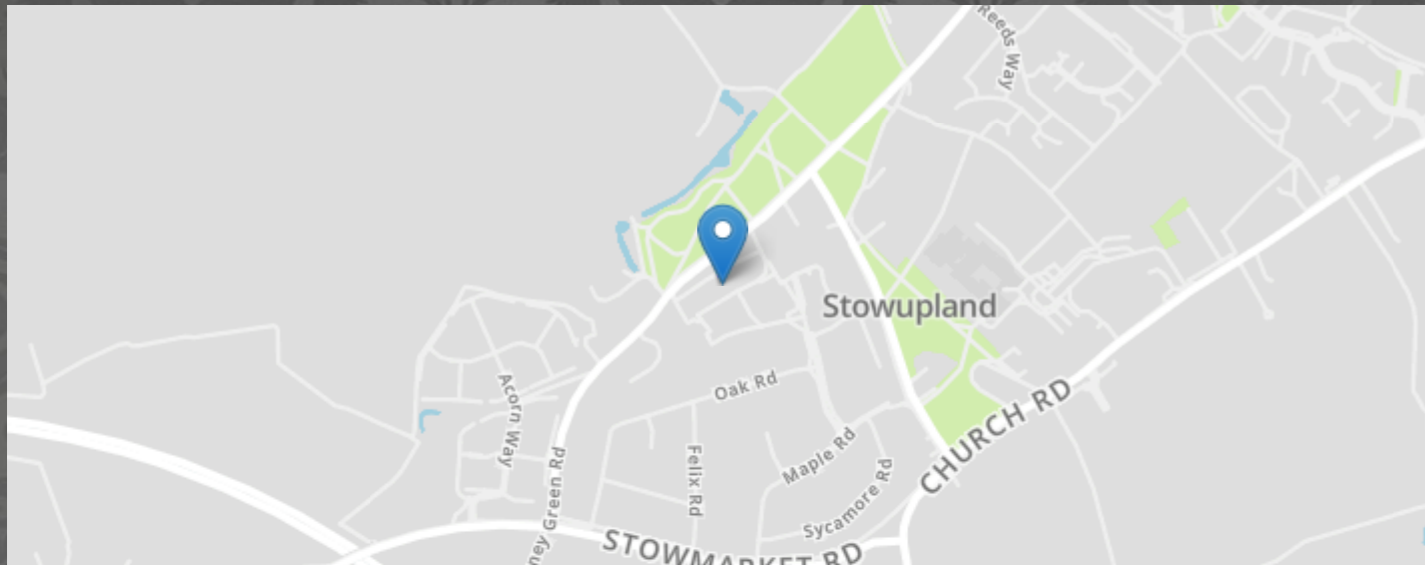


Birch Close, Stowupland, Stowmarket



- GARAGE AND OFF-ROAD PARKING
- CUL-DE-SAC LOCATION
- GENEROUS FRONT AND REAR GARDENS
- POPULAR AREA - STOWUPLAND
- TWO DOUBLE BEDROOMS
- MODERN DECOR THROUGHOUT
- PREVIOUSLY EXTENDED
- HOME OFFICE IN REAR GARDEN - INSULATED, POWER AND LIGHT.
- COUNCIL TAX BAND B
- POTENTIAL TO ADD WOOD BURNER

**MARKS & MANN**

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**MARKS & MANN**



**Birch Close, Stowupland, Stowmarket**

\*\*\*VENDORS HAVE FOUND ONWARDS\*\*\*

Marks And Mann are delighted to bring to market this IMMACULATELY PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW set in a quiet CUL-DE-SAC location which offers MODERN and tasteful decor throughout. This property benefits from OFF-ROAD PARKING and a GARAGE; an insulated, power and light connected HOME OFFICE in the rear garden which could be used as a third bedroom, EXTENDED to the rear with a sizeable CONSERVATORY along with a generously-sized and private rear garden.

Brilliant investments have been injected into this bungalow in recent years and it is a MUST VIEW to appreciate all of which this property has to offer.

**£280,000 Offers in Excess of**

# Birch Close, Stowupland, Stowmarket

## PROPERTY DESCRIPTIONS

### RECEPTION

A generously-sized inviting space with ample room for two large sofas and additional storage units. The chimney could be reinstated with a wood burner to provide a further cosy feel. Wood-effect vinyl flooring. Large radiator. Triple lited doors lead out into the conservatory and allow for natural light to beam in.

### CONSERVATORY

This nicely designed and generous extension creates a bright and welcoming space with ample space for a large dining table and additional units. There is a solid flat roof and inset spotlights. A mix of UPVC double glazed and frosted double glazed windows line the exterior walls to create a bright and warming space. Wood-effect vinyl flooring. Double French doors lead out into the rear garden. Radiator.

### KITCHEN

This well-proportioned and modern-fitted kitchen offers a range of overhead and undercounter storage units complemented by part-tiled walls. This room benefits from an eye-level double oven, four-ring gas hob with extractor overhead, space and plumbing for a washing machine, space for a tall fridge/freezer, wood-effect vinyl flooring, radiator. There is a lited door leading into the conservatory. UPVC double glazed window to the rear aspect.

### PRIMARY BEDROOM

This feature room provides ample space for a large double bed and additional storage units. Large fixed mirrored wardrobe. UPVC double glazed windows to the front aspect of the property. Fitted tiled flooring. Radiator.

### BEDROOM TWO

Offering a generously-sized space, this room which is currently laid out as a dressing room could comfortably house a double bed and additional storage units. A UPVC double glazed window to the front aspect allows for natural light to seap in. Fitted carpet. Radiator.

### BATHROOM

Comprising of a bathtub with handheld and rain shower fixtures, a vanity wash basin and WC this immaculately presented family bathroom blends sleek design with practicality. High-quality, honeycomb tiled flooring and part-tiled walls. A UPVC double glazed frosted window grants light from the side aspect of the property.

### OUTSIDE

#### FRONT GARDEN:

A good-sized blend of grass and concrete walkway areas with established shrubbery frames the front of the property well and enhances the feeling of seclusion.

#### REAR GARDEN:

Through the side access leads into the fully enclosed landscaped rear garden which impresses in size and privacy. It is bordered with flower beds and established shrubbery making it a keen gardeners dream. There is a blend of grass and patio areas providing suntrap areas to relax in all day round.

There is also a storage shed which provides space for further storage and garden essentials.

#### HOME OFFICE:

A wonderful addition to the property this fully insulated, power and light connected space offers versatility as it can be used as a home office as it is currently laid out, a third bedroom or games/hobby room. There is a UPVC double glazed window to the front aspect. Electric radiator. Vinyl flooring. Outside lighting.

### IMPORTANT INFORMATION

Tenure – Freehold.

Services – we understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band B.

EPC rating TBC.

### DIRECTIONS

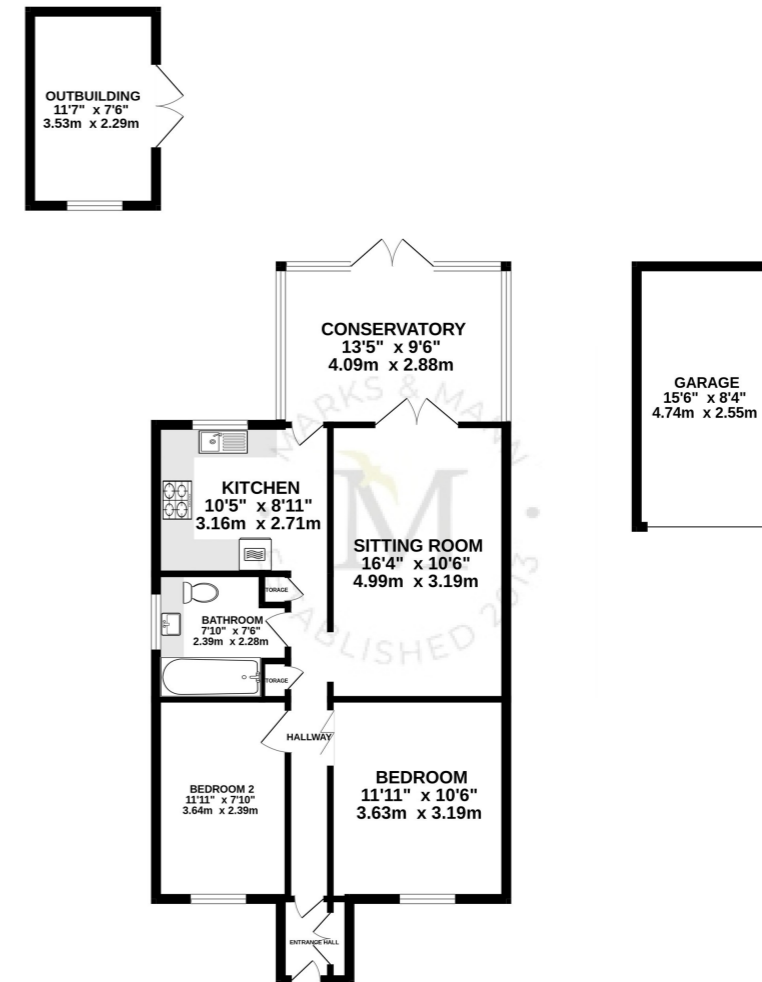
Using a SatNav, please use IP14 4DW as the point of destination.

### DISCLAIMER

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any

# Birch Close, Stowupland, Stowmarket

GROUND FLOOR  
953 sq.ft. (88.6 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026

The above floor plans are not to scale and are shown for indication purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	