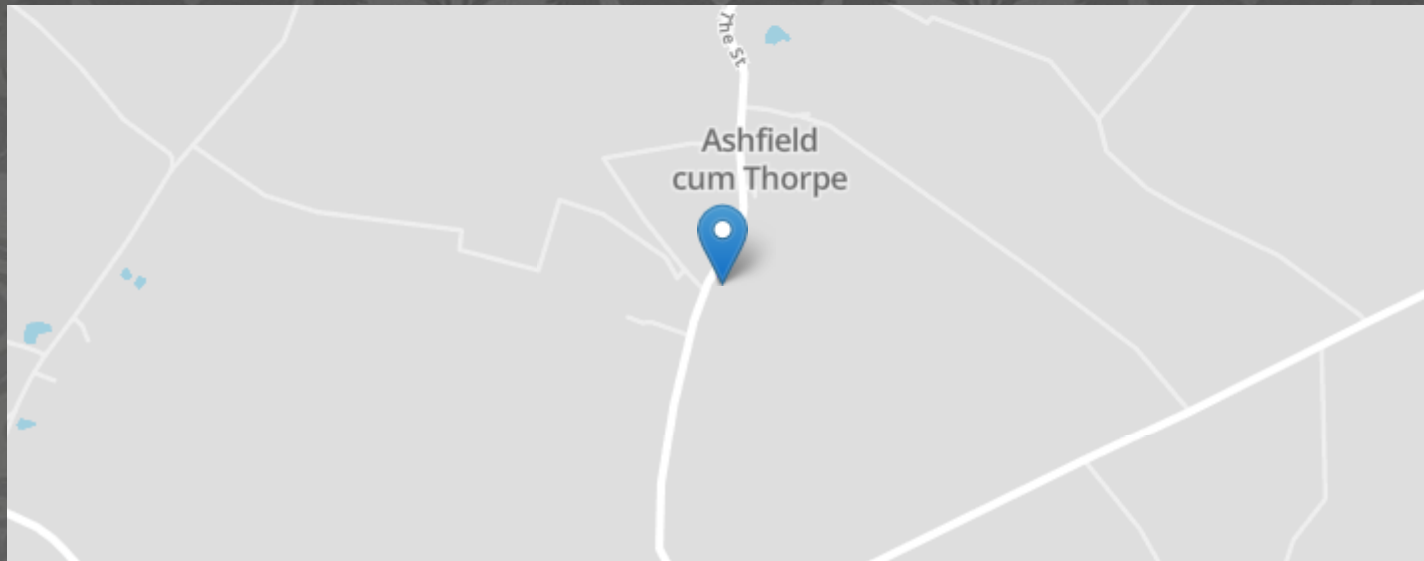


The Street, Ashfield, Stowmarket



- VILLAGE LOCATION
- OIL CENTRAL HEATING
- EXTENDED & UPDATED TO A VERY HIGH STANDARD
- FIELD VIEWS TO REAR
- DOUBLE GARAGE/WORKSHOP AND OFF ROAD PARKING
- LARGE REAR GARDEN

MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

contactstowmarket@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

MARKS & MANN



### The Street, Ashfield, Stowmarket

Marks and Mann are pleased to offer for sale this MODERNISED and EXTENDED THREE BEDROOMED DETACHED HOUSE with ample off road parking and beautiful countryside views in the tranquil and desirable village of Ashfield. The property has been generously extended and the ground floor comprises of an open plan kitchen/diner with underfloor heating and large Bi-Fold Doors into the Garden, downstairs cloakroom, living room. Upstairs, the property benefits from views over the Suffolk countryside. There are three very good sized bedrooms and a family bathroom upstairs. The Oil Tank is brand NEW as of December 2024 and the windows were re-done in March this year with modern sash windows being installed. In the valuer's opinion this property is extremely well presented and benefits from its spectacular countryside views. Early viewing is imperative to avoid disappointment.

**£550,000 Guide Price**



# The Street, Ashfield, Stowmarket

## Sitting Room

3.63m x 3.60m (11' 11" x 11' 10")  
A very well presented reception room with a featured fireplace, currently blocked but can be opened up. Carpeted flooring and double aspect windows. This room has modern column radiators as well as Hilary shutters over the stylish and new windows.

## Reception 2/4th Bedroom

3.63m x 3.00m (11' 11" x 9' 10")  
A second reception room currently laid out as a play room. Has hard wearing Sisal flooring throughout and double aspect windows over looking the raised beds to the side of the property as well as the landscaoed front flower beds and estate fencing.

## Kitchen/Dining/Utility

A stunning open-plan space with a large sky light filling the room with sunlight. The kitchen itself comes with ample cupboard and solid Butcher's Block worktop space as well as state of the art appliances like the recently replaced intergrated dishwasher, double oven, induction hob and modern extractor fan. There is also space for a american style fridge-freezer. The utility area adds to the storage space as well as having a Quartz worktop and areas for all other white goods. The dining room brings the two together and gives access through to the garden using the Bi-Fold doors. Underfloor heating throughout.

## Bedroom 1

3.31m x 3.65m (10' 10" x 12' 0")  
A very good sized Double Bedroom with a very large window with Hilary Shutter's allowing for plenty of natural light to enter the room. Ample space to fit storage units as well.

## Bedroom 2

3.63m x 3.00m (11' 11" x 9' 10")  
Another very good sized double bedroom with a beatuiful exposed brick feature on the back wall. Has carpeted floors and plenty of space for storage units as well as Hilary Shutter's.

## Bedroom 3

3.34m x 1.93m (10' 11" x 6' 4")  
A single/double bedroom with views across the fields behind the property. Currently laid out as a dressing room and has carpet throughout. Has a neutral decor allowing for any prospective purchaser to put thier own stamp on the space.



## Bathroom

1.97m x 1.65m (6' 6" x 5' 5")  
A good sized modern and recently renovated family bathroom with a three-piece suite and overhead waterfall style shower above the Bath. Has tiled walls and a very neutral decor. Has underfloor heating as well.

## Store

4.60m x 2.22m (15' 1" x 7' 3")  
A large store room that has been fully boarded and has power connected. Shelving units and can be turned into a workshop space as well.

## Office

3.00m x 3.70m (9' 10" x 12' 2")  
A purpose built office space that can suit a wide variety of needs. Has power connected to it and electric heating. Bi-Fold Doors. Has been carpeted throughout.

## Outside

Info about front-  
Gravelled drive with parking for multiple cars. Double garage both of which have power connected. Access down both sides of the property. EV Charging point. Benefits from beautiful Estate Fencing and landscaped flower beds.

Info about rear-  
Enclosed by fencing. Laid to Lawn. Multiple Outbuildings. An extensive entertaining area laid with patio with several other seating areas connected by a fully wrapped around patio path. The garden has several Fruit Tree's including cooking Apple and Plum.

## Important Information

Tenure – Freehold.  
Services – we understand that Oil heating, electricity, water and a private drainage system are connected to the property.  
Council tax band D.  
EPC rating TBC.  
Our ref: JS.

## Disclaimer

Using a SatNav, please use IP14 6LX as the point of destination.

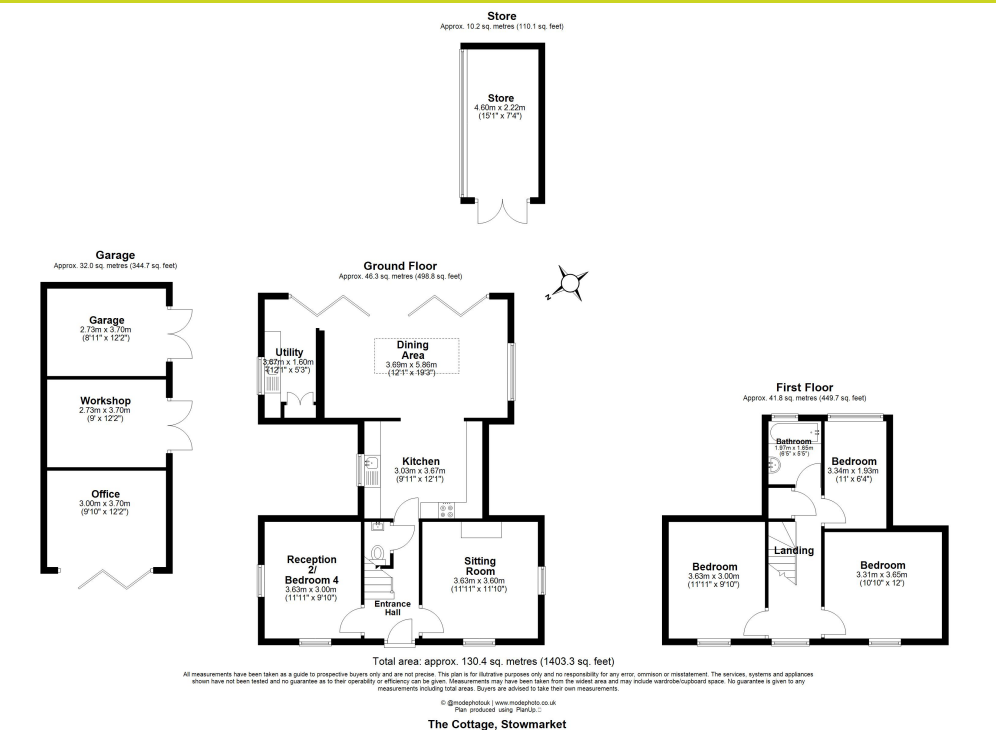
# The Street, Ashfield, Stowmarket

## 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 intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

## Anti-Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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