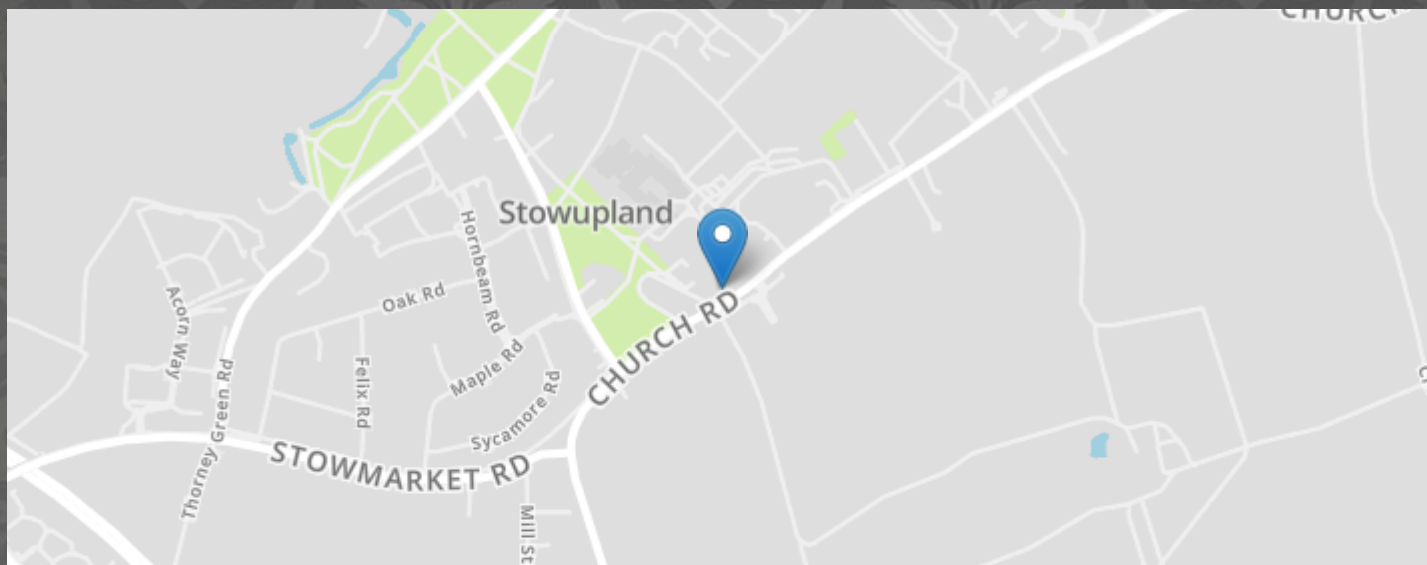


## Church Road, Stowupland, Stowmarket



# MARKS & MANN



- SEMI-DETACHED
- BUILT IN 17TH CENTURY
- PERIOD FEATURES THROUGHOUT
- OUTBUILDING
- STOWUPLAND VILLAGE
- GOOD SIZED REAR GARDEN
- THREE BEDROOMS
- DRIVEWAY PROVIDING OFF ROAD CAR PARKING FOR MULTIPLE VEHICLES

## Church Road, Stowupland, Stowmarket

Deceptively Spacious Three Bedroom Semi Detached Cottage. This property was built in the 17th century but has had some extensive renovations such as its new kitchen and ground floor shower room. The rear garden is private, and has a small patio area whilst being mainly laid to lawn. In the garden there is the addition of a newly built garden room/ home office that is fully insulated with power and electrics and double glazed windows and door. There is off road parking to the side of the property for multiple vehicles. The property is within walking distance to local amenities, with the larger town of Stowmarket is just a short drive away. For anything further afield the A14 and Stowmarket train station with direct trains to London provide amazing travel options.

# MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

contactipswich@marksandmann.co.uk

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

**£300,000 Offers in Excess of**



# Church Road, Stowupland, Stowmarket

# Church Road, Stowupland, Stowmarket

## Front

Picket fencing to front. Side access to the rear garden. Mature trees and bushes. Gate to path leading to:

## Storm Porch

## Front Entrance Door

Leading to:

## Hallway

Stairs leading to first floor. Door to:

## Lounge

3.85m x 3.67m (12' 8" x 12' 0")  
 Double glazed window to front. Two double glazed windows to side. Exposed beams. Two radiators. Original brick fireplace. Under stairs storage cupboard. Opening to:

## Kitchen/Diner

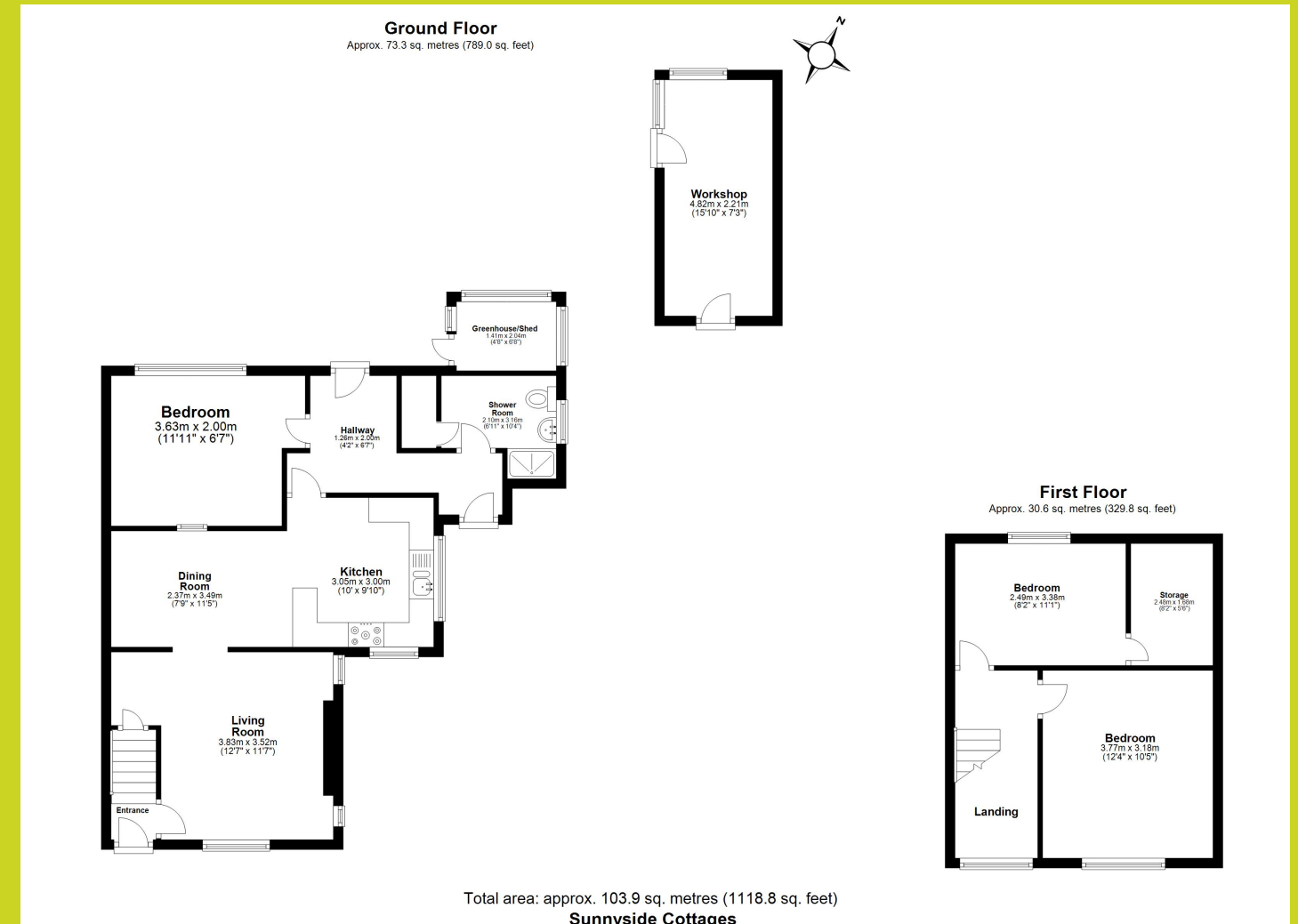
6.36m x 3.06m reducing to 2.37m (20' 10" x 10' 0" reducing to 7'9")  
 Double glazed window to front and side. Range of wall and floor units. Laminate work surface. AEG Induction hob. Integrated electric oven. One and a quarter butler style single drainer sink unit with mixer tap over. Space for fridge/ freezer. Space for washing machine. Part tiled walls. Exposed beams. Oak flooring. Wall mounted cupboard housing the electrics/ fuse box. Radiator. Coving.

## Rear Hallway/ Boot Room

Oak flooring. Radiator. Coved ceiling. Part glazed door leading to the rear garden. Part glazed door leading to the side garden. Door to ground floor shower room:

## Bedroom One / Dining Room

3.62m x 3.12m (11' 11" x 10' 3")  
 Double glazed window to rear. Radiator. Coved ceiling. Oak flooring. Exposed beams.



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		
(69-80)	C		72
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	