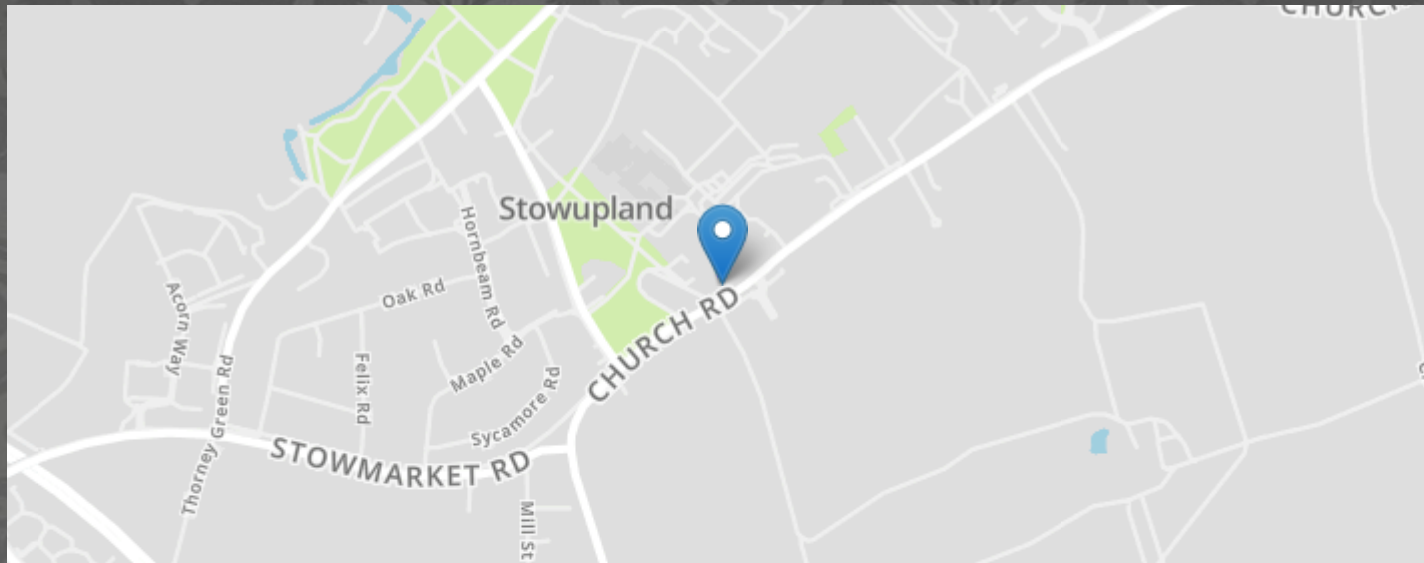


Church Road, Stowupland, Stowmarket



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

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

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

£300,000 Offers in Excess of

Church Road, Stowupland, Stowmarket

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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.

Ground Floor Shower Room

Double glazed window to side. Vanity unit with wash hand basin and low-level WC integrated. Shower cubicle. Radiator. Part tiled walls. Tiled flooring. Coving. Cupboard housing the wall mounted boiler.

First Floor

Landing

Double glazed window to front. Doors to:

Bedroom Two

3.72m x 3.21m (12' 2" x 10' 6")
Double glazed window to front. Exposed beams. Radiator. Loft access.

Bedroom Three

3.37m x 2.49m (11' 1" x 8' 2")
Double glazed window to rear. Exposed beams. Radiator. Coved ceiling. Eaves storage.

Rear Garden

The garden can be accessed from the rear hallway and consists of a small patio area with steps up to the main garden area. The rear garden is mainly laid to lawn with mature trees, hedges, bushes and plants and a pond. There is a shed and greenhouse with raised vegetable patches, and an outside tap. There is a fully insulated out building with power and electric, worksurface, double glazed windows and door from the rear garden, and a door to the driveway. There is further access to the front of the property via a side gate. The garden is mainly bound by fencing which has been replaced within the last 3 years on the left hand boundary.

Garden Room/ Home Office

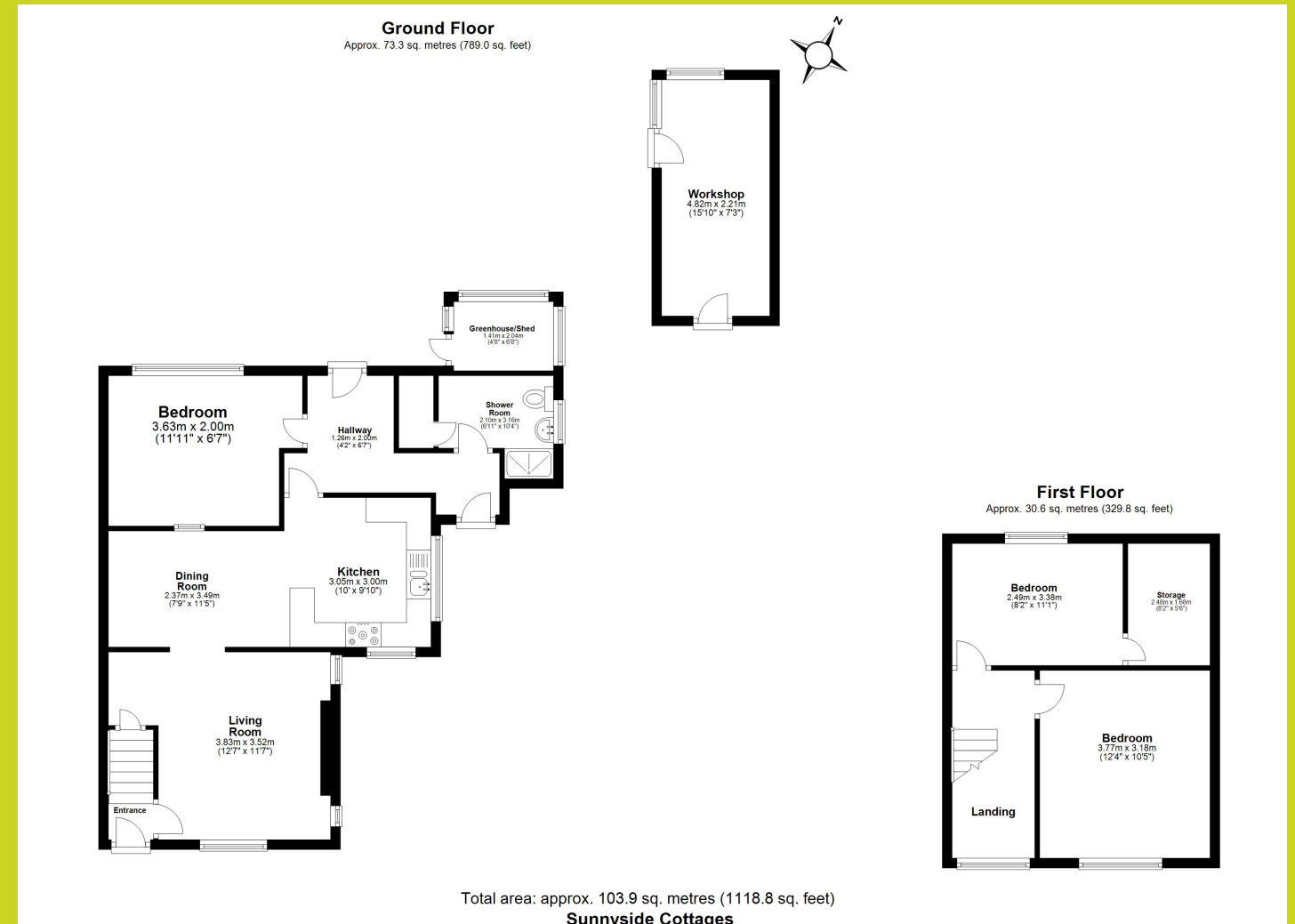
Fully insulated garden room, with power and electric and external sockets. Part glazed door to side, double glazed windows to rear garden. Sealed unit door opening to driveway.

Off Road Parking

Driveway to side providing off road parking for three cars leading to the garage.

Agents Note

We have been advised by our vendor of the following renovations to the



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	