

Forest Road, Onehouse, Stowmarket



MARKS & MANN



- ANNEX / MULTIGENERATIONAL LIVING POTENTIAL
- DOWNSTAIRS OFFICE
- CONSERVATORY WITH 'NEW ROOF'
- WATER SOFTENER FITTED
- DETACHED
- FIELD VIEWS TO THE FRONT
- DOUBLE GARAGE AND DRIVEWAY
- LARGE PRIMARY BEDROOM WITH EN-SUITE
- OPEN BRICK GAS FIREPLACE
- POTENTIAL TO EXTEND (STP)
- DESIRABLE LOCATION

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VENDOR HAS FOUND ONWARD WHICH IS CHAIN FREE

Introducing to market this FOUR BEDROOM DETACHED bespoke extended family home in the popular area of Onehouse Village. With STUNNING COUNTRYSIDE VIEWS, landscaped front and rear garden, double garage with large driveway, four double bedrooms, conservatory, study, kitchen with separate utility, family bathroom, WC and en-suite.

MARKS & MANN

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£525,000 Offers in Region of

Forest Road, Onehouse, Stowmarket

Annex / multigenerational living potential

The downstairs has two bedrooms, a large hallway and the second family bathroom that could be separated from the rest of the house by simply installing a door across the dining room, thus creating a separate living area. Please refer to floor plan.

Kitchen

3.18m x 2.89m (10' 5" x 9' 6") Fitted kitchen with floor and overhead units, integrated oven, gas hob top and extractor fan, space for white goods to be fitted, tiled flooring and neutral décor, the kitchen overlooks the front garden.

Downstairs Bedroom Two

2.94m x 2.90m (9' 8" x 9' 6") Modern fitted flooring, double bedroom with neutral décor, this room overlooks the rear garden.

Downstairs Bedroom One

3.50m x 3.00m (11' 6" x 9' 10") Modern fitted flooring, double bedroom with neutral décor, this room overlooks the rear garden.

Study

2.51m x 1.80m (8' 3" x 5' 11")

Dining Room

4.93m x 3.12m (16' 2" x 10' 3") A good size dining area leading into the kitchen, large understairs space that could have fitted storage added. There are open brick features walls that provide a welcoming and cosy feel.

Lounge

5.28m x 4.15m (17' 4" x 13' 7") Generously sized living area with double doors leading to the rear garden. There is carpet throughout, neutral décor and plenty of natural light. There is a featured open brick log burner providing a great social space and cosy feel.

Main Bedroom

5.98m x 5.76m (19' 7" x 18' 11") Very large dual aspect double bedroom with two fitted wardrobes. This bedroom has the benefit of having a good size ensuite with bath, shower, WC and wash basin. There is potential to split the room into two to add an extra bedroom if desired. The bedroom overlooks the front of the property with wide field views.

Second Bedroom

4.51m x 4.02m (14' 10" x 13' 2") A generous size bedroom with amply fitted storage space.

Conservatory

3.21m x 3.81m (10' 6" x 12' 6") This has a pitched roof and an incredible dual aspect view of the rear garden, this is currently used as a second office but offers great space for another dining area or at home gym.

Garage

4.88m x 6.08m (16' 0" x 19' 11") Double Garage with electric door, potential to convert (STP).

Outside

Rear;
Laid to lawn, panelled fencing to sides and rear, patio area, mature plants, shrubs and flowers, and outside lighting.

Front;
Laid to lawn, gravel driveway providing off road parking. Mature plants, shrubs and flowers.

Overlooking stunning protected field space. Path leading to front door. There is a double garage with an electric powered door.

Important information

Tenure – Freehold.

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

Council tax band - F

EPC rating - D

Directions

Using a SatNav, please use IP14 3HJ as the point of destination.

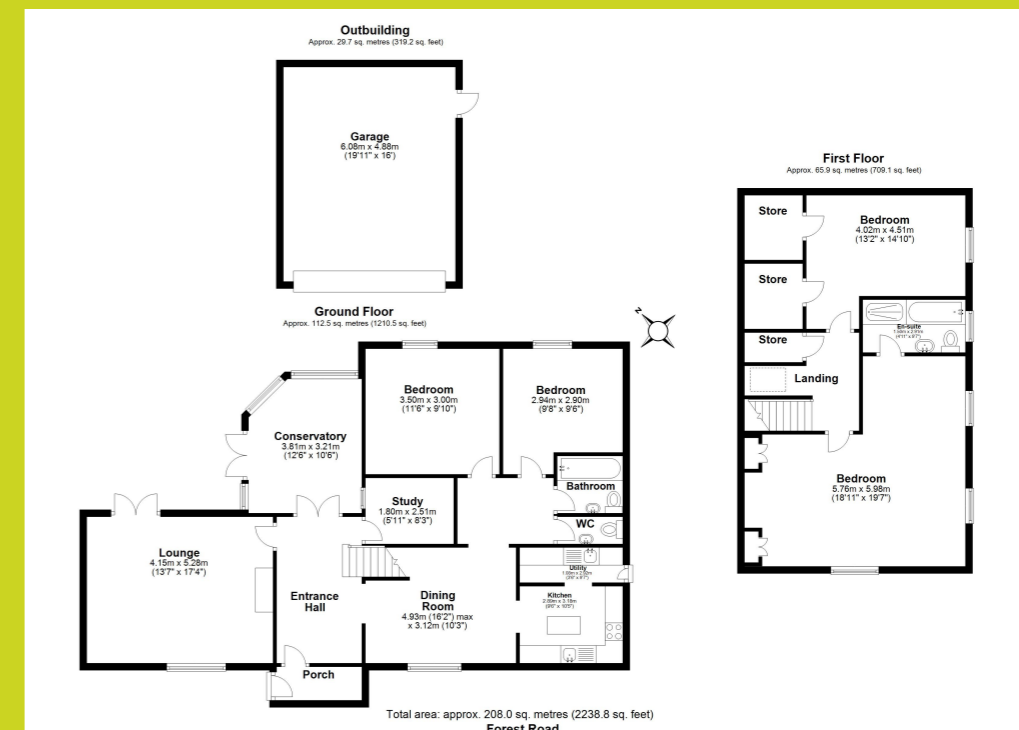
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Disclaimer

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.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 68 | 78 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 68 | 78 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |