

**FOR SALE**



## **Stowupland, Suffolk IP14 4AP**

**3 Bedrooms, 2 Bathroom, Building Plot**

**Offers In Region Of £300,000**

  
**MARTIN&CO**



- Located Adjacent to Village Green
- Thriving Village Location
- Excellent Access Onto A14
- Excellent Access To Mainline Train Station
- Services Connected
- Driveway & Garage
- Exciting Opportunity

With the potential for a substantial build, the plot is perfect for creating a home that combines comfort, elegance, and a good degree of privacy. Picture yourself enjoying tranquil mornings overlooking your garden, yet being just moments away from local amenities, schools, and transport links

Imagine a beautifully designed home nestled in a picturesque setting, complete with a kitchen diner, spacious living areas, and an elegant driveway leading to your private garage. Enjoy the peaceful village atmosphere while benefiting from excellent connectivity.

With easy access to the A14 and A140, commuting is a breeze, and the nearby mainline train station makes travel even more convenient. This unique plot combines village tranquility with superb accessibility, providing the ideal foundation for a stylish and comfortable lifestyle.

Don't miss this rare opportunity! Contact us now for more details and to arrange a viewing.

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## THE ACCOMMODATION COMPRISES:

**ENTRANCE HALL, LIVING ROOM, KITCHEN DINING ROOM, UTILITY ROOM, FAMILY BATHROOM, 3 DOUBLE BEDROOMS, WITH EN SUITE TO MASTER BEDROOM, GARAGE AND DRIVEWAY PARKING**

**ADDITIONAL INFORMATION** Council Tax Band: TBC

Local Authority: Mid Suffolk

Mains electricity, water and drainage connected

Vacant Possession upon completion

**LOCATION** Stowupland village is situated approximately 2 miles east of nearby town of Stowmarket which benefits from direct rail line to London Liverpool Street. The A1120 and A14 roads provide excellent links to nearby towns of Ipswich, Bury St Edmunds and Cambridge

**Village Amenities:** The village has a range of local amenities, including a village shop, post office, pub (The Crown), and primary and secondary schools. Stowupland High School serves the local and surrounding communities.

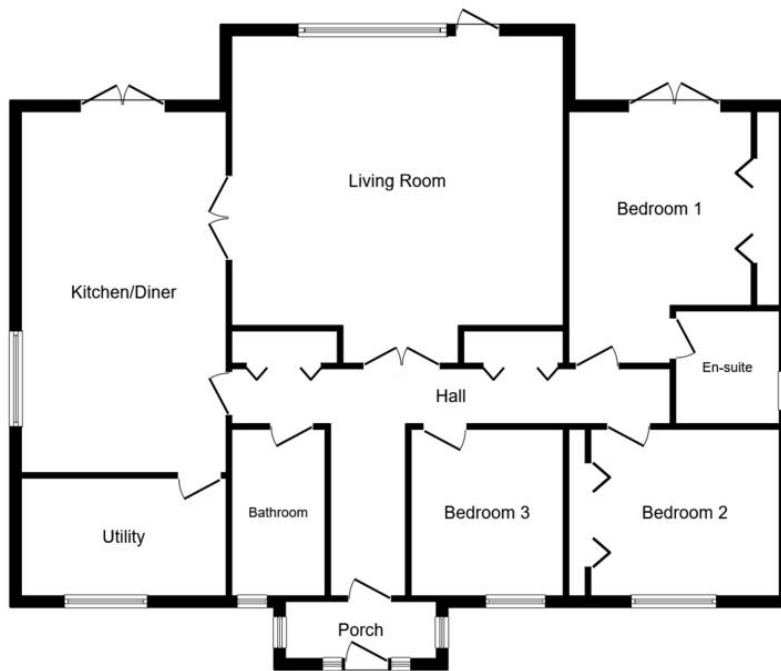
**Historic Landmarks:** Stowupland has a number of notable historic buildings, such as the Grade II-listed St. Peter and St. Mary's Church. The village retains much of its historical charm, with traditional cottages and rural landscapes.

**Community Spirit:** The village has a strong sense of community, with various local clubs, societies, and events throughout the year. The Stowupland Village Hall serves as a hub for many activities and gatherings.

**Natural Scenery:** The surrounding area is characterized by beautiful countryside, making it popular for walking, cycling, and other outdoor activities. The village has green spaces like the Stowupland Green, a large open area that is central to village life.

**Growth and Development:** In recent years, Stowupland has seen some residential growth, with new housing developments expanding the size of the village. Despite this, it retains a balance between modern living and its traditional village feel.

Overall, Stowupland is a quaint Suffolk village that offers a mix of historical charm, community engagement, and natural beauty, making it an appealing place to live or visit.



### Floor Plan

Floor area 132.9 m<sup>2</sup> (1,431 sq.ft.)

TOTAL: 132.9 m<sup>2</sup> (1,431 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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