



Rock Estates



Oxlip Way

Stowupland, Stowmarket, IP14 4DT

**Offers in excess of £415,000**



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## Oxlip Way

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Occupying an enviable position is this DETACHED modern bungalow with FIELD VIEWS in the sought after village of Stowupland. Situated within walking distance to amenities and footpaths to explore the Suffolk countryside it is the perfect option for anyone looking for that semi-rural lifestyle.

Located on a no through road and with access for just three dwellings, this sizeable bungalow comprises of a large front and side garden with mature shrubs, bushes and laurels. The property comprises of a spacious entrance hall with storage cupboard and oak effect tiled flooring. There is a modern kitchen/diner with integrated appliances and bay window with views over green areas. The bungalow offers a spacious living room which opens to an additional living space in the fully double glazed conservatory. There is a modern family bathroom benefiting from a contemporary three piece suite and three double bedrooms, two of which benefit from built in wardrobes. The main bedroom benefits further from an ensuite shower room. The low maintenance rear garden is fully enclosed and predominately paved with patio but also benefits from a lawned area. There is side access to the driveway and also private access to the garage.

The property benefits further from a single garage and ample off road parking for multiple vehicles.

Stowupland is a charming village, with a church, village hall, sports centre, two pubs, a pre-school, primary and secondary school, and a Co-Op supermarket and petrol station. Located half a mile from the A14 and close to the market town of Stowmarket, Stowupland offers rural living without compromising on your social lifestyle.







### Front

Landscaped front and side garden that is predominantly laid to lawn with mature bushes and shrubs. Path leading to front door.

### Entrance Hall

Oak effect tiled floor. Storage cupboard housing wall mounted gas boiler. Loft hatch. Doors to:

### Kitchen/Diner

15'1" x 10'11" (4.62 x 3.35)

Double glazed bay window to front. Wall and floor mounted units and drawers. Marble worktop. Electric hob and extractor hood over. Integrated eye level oven. Inset stainless steel sink with mixer tap over. Integrated dishwasher, washing machine and fridge/freezer. Oak effect tiled floor.

### Living Room

15'8" x 14'4" (4.78 x 4.38)

Two radiators. Double glazed doors with side panels opening to:

### Conservatory

12'11" x 10'4" (3.96 x 3.17)

Double glazed windows to sides and rear. Double glazed patio doors to side. Radiator. Vinyl herringbone oak effect flooring.

### Bedroom One

13'11" x 10'4" (4.25 x 3.15)

Double glazed window to rear. Built in wardrobe with sliding mirror doors. Radiator. Door to:

### Ensuite

Low level W.C. Vanity unit with inset basin and drawer storage. Shower cubicle. Part tiled walls. Tiled floor. Towel rail. Shaver point. Extractor fan.

### Bedroom Two

10'4" x 9'9" (3.16 x 2.99)

Double glazed window to front. Built in wardrobe with sliding mirror doors. Radiator.

### Bedroom Three

9'8" x 9'8" (2.95 x 2.95)

Double glazed window to front. Radiator.

### Rear Garden

The private rear garden is fully enclosed and benefits from a large paved patio area and is partly laid to lawn. There is access to the single garage via a private door and a wooden side gate provides access to the driveway. There is also the benefit of an outside tap and mature shrubs and trees.

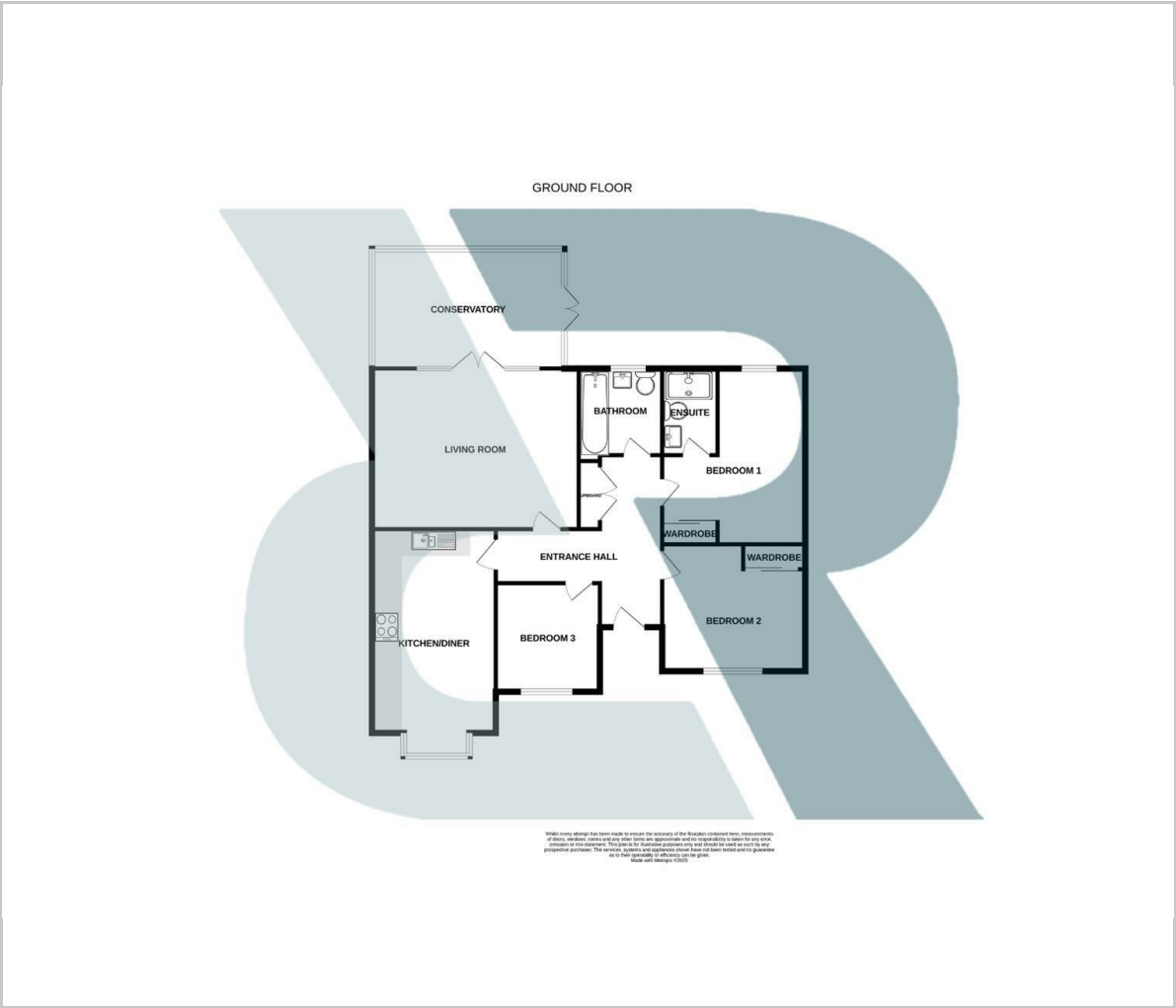
### Garage & Parking

Single detached garage with up and over door to front. Private side door. Driveway to the side of the property offering off road parking for 2-3 vehicles.





Floor Plan



Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

