



Saxham Street, Stowmarket,
£540,000



- **NON ESTATE SEMI RURAL VILLAGE LOCATION**
- **OPEN UN-INTERRUPTED FIELD VIEWS FRONT AND REAR**
 - **THREE BEDROOMS**
 - **EN-SUITE SHOWER ROOM**
 - **UTILITY ROOM**
 - **ONE LEVEL LIVING**
- **GENEROUS MATURE GARDENS**
- **FITTED WARDROBES TO TWO BEDROOMS**
 - **GARAGE**
- **OFF ROAD PARKING FOR MULTIPLE VEHICLES**



An exceptional opportunity to acquire this versatile immaculate three bedroom established detached bungalow set back from the road on a plot of approximately 0.32 of an acre with open views to both the front and rear aspects.



PROPERTY:

A truly fantastic opportunity to acquire this three bedroom detached bungalow set back from the road on approximately a third of an acre with open farmland views to both front and rear aspects. This immaculately presented established home is approached by a large shingle driveway with an expanse of well kept mature lawn and garden. The residence is set out over one level with generous proportions and modern up to date everyday facilities for both the retirement or younger family including:- double glazing, oil to radiator central heating, re-modelled bathroom and en-suite, modern kitchen/breakfast room, utility room and fitted wardrobes to two bedrooms to name just a few. The accommodation comprises:- large entrance hallway, living room, dining area, kitchen/breakfast room, utility room, bathroom and three bedrooms, (master with en-suite). Outside the property sits in the centre of a mature well kept plot with open views. There is also a garage.

Council Tax : Band D
Mid Suffolk

LOCATION:

Saxham Street is on the outskirts of the village of Stowupland, overlooking open farmland to both the front and rear aspects. The property offers easy access to the A140 and A14 trunk roads and the village itself is well appointed with a garage and co-op stores, a primary school, high school, fish and chip shop, the well regarded 'Crown' public house and restaurant and a fine parish church. The town of Stowmarket lies about 2.5 miles to the west and has a comprehensive range of amenities, including a golf club and a mainline rail service to London Liverpool Street taking approximately 80 minutes. The A14 leads to Bury St Edmunds, Cambridge and the M11 to the west and Ipswich and the A12 to the east. The historic town of Bury St Edmunds offers an excellent range of amenities with schooling in the public and private sectors, extensive shopping facilities and a good range of leisure facilities including golf clubs.

ENTRANCE HALLWAY:

Double glazed frosted entrance door and matching side panel to :- recessed lighting, wall mounted thermostat, access to loft space with loft ladder, radiator, oak flooring and built in storage cupboard.

LIVING ROOM:

21'6 x 12'4 (6.55m x 3.76m)

Double glazed picture window to front elevation with open views, double glazed patio doors to side patio/garden, radiator, further feature wall radiator, fire surround with marble insert and LPG gas coal effect fire, wall light points and open to dining area.

DINING AREA:

11'9 x 9'0 (3.58m x 2.74m)

Double glazed window to front elevation with open views, radiator and wall lighting.

KITCHEN/BREAKFAST ROOM:

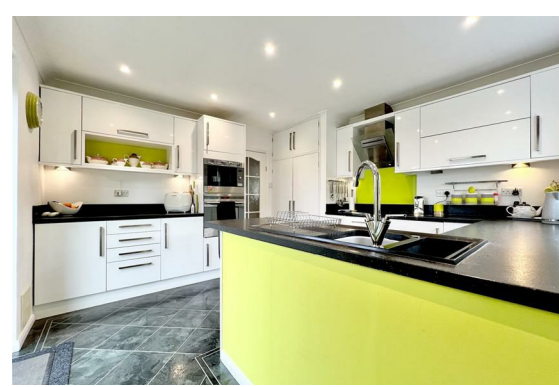
12'7 x 11'11 (3.84m x 3.63m)

Recessed lighting, double glazed window to side elevation, double glazed French doors with views over garden and open views, one and a quarter bowl built in sink unit with mixer tap and cupboards under, a range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching units, stainless steel filter hood over a four ring induction hob, inset electric oven and grill, double built in airing cupboard, integrated dishwasher, inset fridge, breakfast bar area Kardean flooring and access to:-

UTILITY ROOM:

11'1 x 6'2 (3.38m x 1.88m)

Double glazed window to side elevation, double glazed door to garden, a range of floor standing cupboards drawers and units, wall mounted cupboards, space for washing machine, radiator and floor standing oil fired boiler.





BATHROOM:

8'3 x 6'0 (2.51m x 1.83m)

Extractor fan, recessed lighting, two double glazed frosted windows to rear elevation, radiator, corner shower unit with screen doors, wash hand basin with mixer tap and vanity units under, panel bath with hand grips, low level WC with concealed cistern and heated towel radiator.

MASTER BEDROOM:

11'11 x 11'10 (3.63m x 3.61m)

Double glazed window to rear elevation, radiator, a range of wall to wall fitted wardrobe cupboards with courtesy lighting and matching vanity dressing table. Door to en-suite.



EN-SUITE:

8'6 x 6'11 (2.59m x 2.11m)

Extractor fan, double glazed frosted window to rear elevation, corner shower with shower unit and curved screen doors, twin wash hand basins with vanity unit surrounds and storage, shaver socket, two back lit vanity mirrors over, and low level WC with concealed cistern.

BEDROOM TWO:

11'4 x 10'6 (3.45m x 3.20m)

Double glazed window to front elevation with views, radiator, a range of wall to wall fitted wardrobe cupboards with courtesy lighting, and dresser unit.

BEDROOM THREE:

11'0 x 8'0 (3.35m x 2.44m)

Double glazed window to rear elevation and radiator, fully fitted wardrobes.



FRONT GARDEN:

Large expanse of shingle driveway with established lawn with front hedging set back from the road with side access to rear garden via both sides of the property.

GARAGE:

Up and over door.

SIDE GARDEN:

Patio area leading from living room shingle flower bed areas, and access to front garden.

REAR GARDEN:

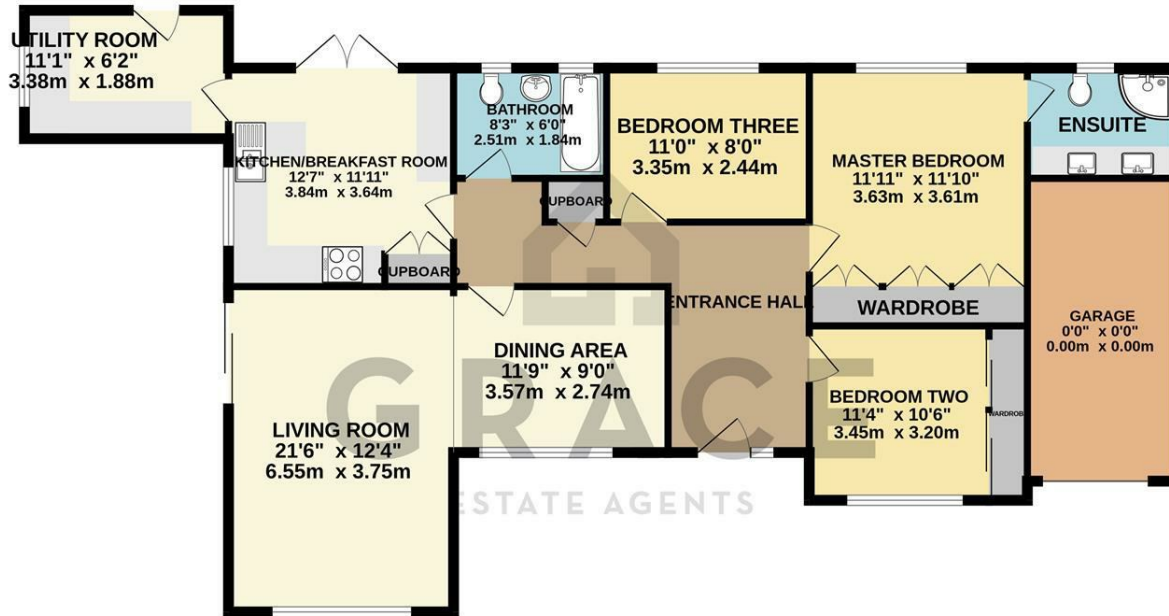
Generous in size overlooking fields with lawned area, paved patio circular lawned area, established flower beds and borders, central ornate pond with rockery surround, timber shed.





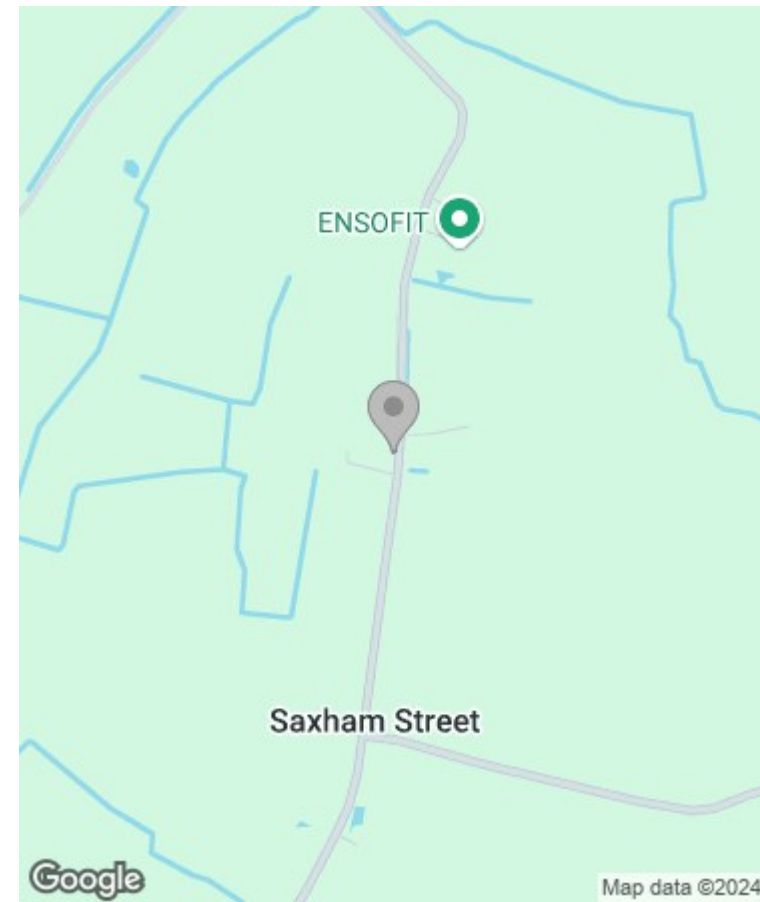


GROUND FLOOR
1317 sq.ft. (122.4 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft. (122.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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