



## Church View

, IP31

Offers over £525,000

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# Church View

, Stowlangtoft, IP31

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## Description

Molyneux Estate Agents are excited to offer this spacious, detached bungalow found on a generous plot, within a non-estate position, in the village of Stowlangtoft.

Found just across from the village Church, and with open fields found to the rear of the home, the property offers easy access in to Bury St Edmunds, whilst enjoying the 'quiet life' within the Suffolk countryside.

The home itself has been meticulously modernised and updated by the current owners, to include a completely new heating system, with a new oil tank, boiler and hot water cylinder all recently installed, as well as new pipework providing under-floor heating throughout, with the exception of the kitchen and porch.

The property also boasts sealed unit UPVC windows and external doors.

The accommodation is spacious and versatile throughout, with the option to have four bedrooms, or alternatively three bedrooms and a separate dining room, in addition to the lounge/ diner and kitchen/ breakfast room.

The lounge/ diner is a fantastic size, and has a large window to the side aspect as well as patio doors to the rear opening to the garden. The kitchen remains in need of updating, but is a generous size and offers great potential to improve. An adjoining porch opens from the kitchen and has doors to both the front and rear garden.

There is a stunning, must see family bathroom which has also been recently fitted and boasts both a bath and separate shower cubicle, as well as the W.C, wash hand basin and a heated towel rail.

Enjoying lots of outside space, the front garden is laid to lawn, whilst a sweeping driveway provides ample off street parking.

The driveway leads to the brick built garage, which has an up and over door to front, plus power and light connected.

A side gate opens to the private rear garden, which whilst also predominantly laid to lawn, features two patio areas ideal for dining and entertaining, plus a range of mature shrubs and hedging. Behind the rear garden is an open field with public footpaths available, ideal for walking, perhaps with dogs, in addition to several other footpaths throughout the village.

The owners have also spoken highly of several nearby pubs and food outlets located within nearby villages.

An internal viewing is now available and comes highly recommended, contact Molyneux Estate Agents of Brandon to arrange.

## Measurements

Entrance Porch & Hall

Lounge/ Diner - 21' 3" x 15' 5"

Kitchen/ Breakfast Room - 14' 1" x 13' 7"

Rear Porch - 13' 2" x 4' 11"

Bedroom 1 - 14' 2" max x 12' 1"

Bedroom 2 - 9' 11" x 9' 6"

Bedroom 3 - 13' 3" x 7' 5"

Bedroom 4/ Dining Room - 16' 11" x 12' 8" max

Bathroom - 10' 11" x 7' 5"

Council Tax band - E

Tel: 01842 818282

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

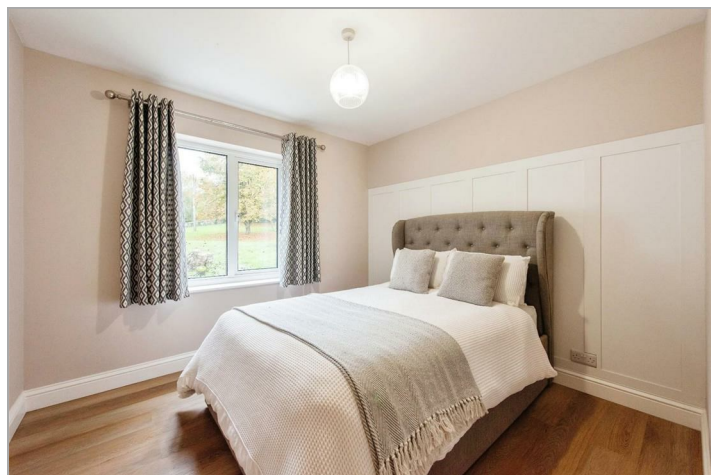
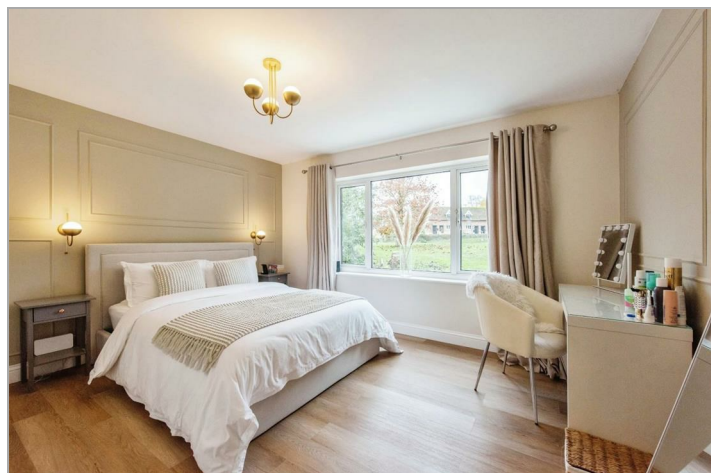
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon.

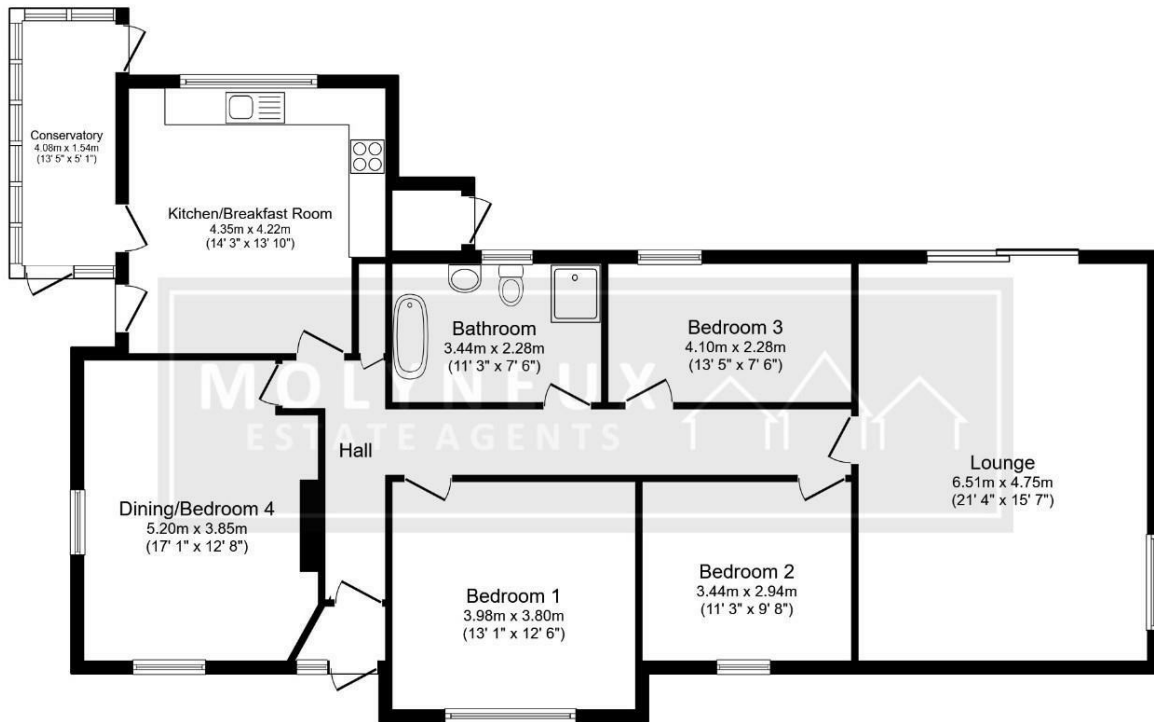
Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





**Floor Plan**

Floor area 135.9 m<sup>2</sup> (1,463 sq.ft.)

TOTAL: 135.9 m<sup>2</sup> (1,463 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

**Viewing**

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-101)	B		
(85-88)	C		
(75-84)	D		
(69-74)	E		
(55-68)	F		
(1-54)	G		
Not energy efficient - higher running costs			
		75	45
England & Wales		EU Directive 2002/91/EC	

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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