



South View | Stowmarket Road | Forward Green | Earl Stonham | IP14 5HN

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South View, Stowmarket Road, Forward Green, Earl Stonham, Suffolk, IP14 5HN

“A spacious & well-presented four bedroom semi-detached house with ample off-road parking, delightful countryside views & grounds extending to in all about 0.25 acres (subject to survey).”

Description

An exciting opportunity to acquire a spacious and well-presented, four bedroom, semi-detached house, conveniently located in a semi-rural, and accessible location.

Notable features include ample off-road parking, delightful countryside views and grounds extending to in all about 0.25 acres (subject to survey).

About the Area

Forward Green is situated within reach of Stowmarket and Needham Market both of which provide a good selection of independent shops and provides a direct link to Ipswich (11 miles), as well as Bury St Edmunds, Cambridge and the Midlands, as well as to London and Stansted Airports via the M11. The nearby town of Stowmarket has main line to London Liverpool Street, which takes approximately 80 mins.

The accommodation in more detail comprises:

Front door to:

Entrance Hall

Wood flooring, stairs rising to the first floor and door to:

Drawing Room Approx 13'0 x 12'2 (3.97m x 3.71m)

Attractive bay window to front aspect, feature inset with wooden mantel and brick hearth, wood flooring, picture rail and door to:

Kitchen Approx 16'4 x 10'0 (4.98m x 3.04m)

Inset butler sink, two oven cooker with two hot plates, door to substantial under stair larder cupboard, additional door to storage cupboard with shelving, wood flooring, picture rail, door to utility room and opening to:

Dining Room Approx 12'2 x 9'1 (3.71m x 2.76m)

Double aspect windows to the rear and side, French doors opening into the gardens, picture rail and door to:

Sitting Room Approx 13'0 x 12'2 (3.97m x 3.71m)

Window to front aspect and picture rail.

Utility Room Approx 10' x 9'3 (3.05m x 2.81m)

Fitted with a range of wall and base units with worktops over and space for white goods as well as fridge/freezer, tiled flooring, window to side aspect, stable door to side and opening to:

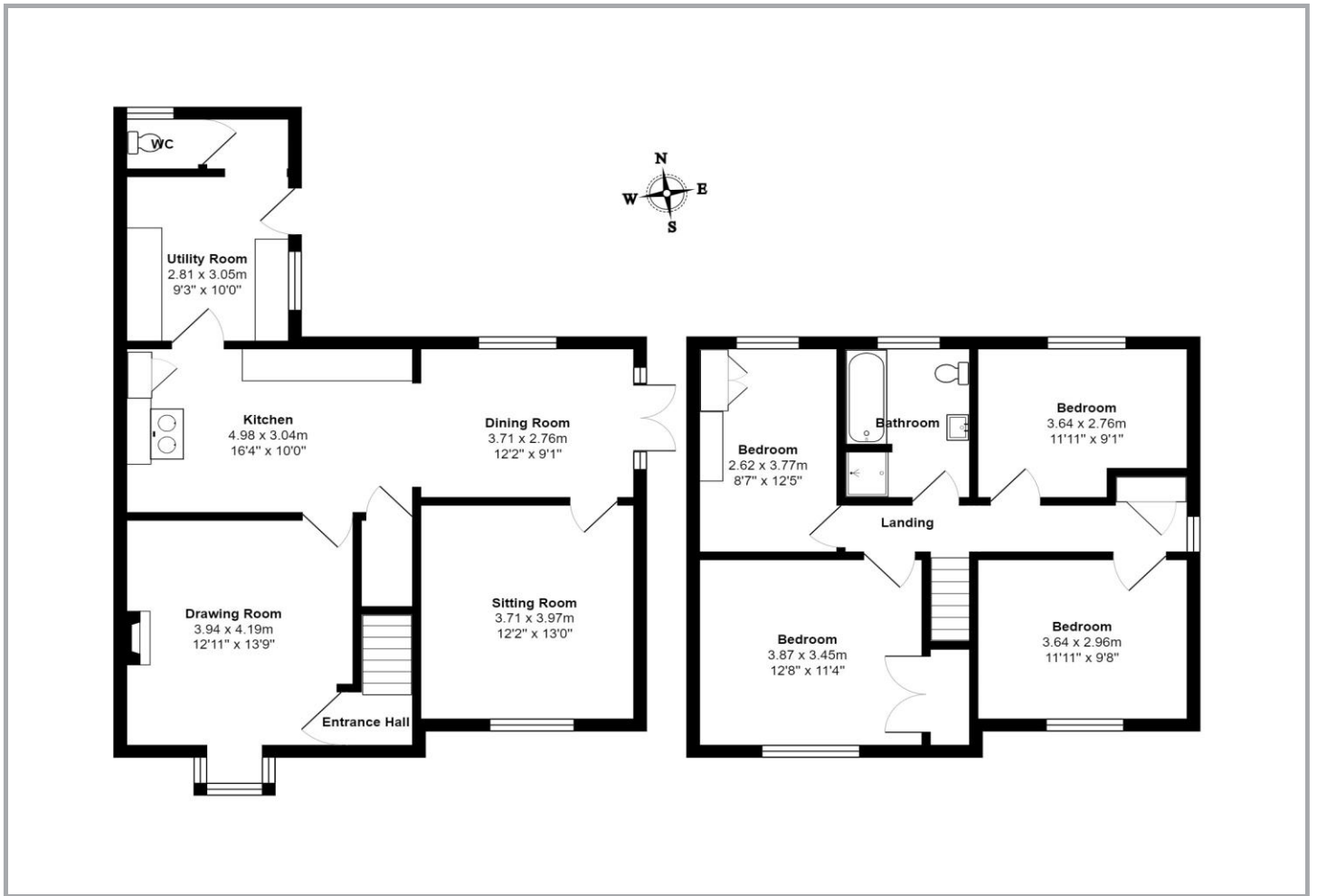
Rear Hall

Tiled flooring and door to:

Cloakroom

White suite comprising w.c, hand wash basin, tiled splashback, tiled flooring and frosted window to rear aspect.





First Floor Landing

Two accesses to respective lofts, door to airing cupboard with shelving, window to side aspect and doors to:

Master Bedroom Approx 12'8 x 11'4 (3.87m x 3.45m)

Delightful double room with window to front aspect and commanding attractive countryside views, built-in wardrobe and picture rail.

Bedroom Two Approx 11'11 x 9'8 (3.64m x 2.96m)

Double room with window to front aspect.

Bedroom Three Approx 11'11 x 9'1 (3.64m x 2.76m)

Double room with window to rear aspect and picture rail.

Bedroom Four Approx 12'5 x 8'7 (3.77m x 2.62m)

Window to rear aspect, built-in wardrobe and picture rail.

Family Bathroom

Well-appointed white suite comprising w.c, table mounted hand wash basin, Whirlpool style panelled bath, tiled shower cubicle, heated towel rail, tiled splashbacks, tiled flooring, extractor and window to rear aspect with shutters.

Outside

South View is set well-back from the road and enjoys a predominately lawned frontage as well as an established and well-stocked flower bed. The property is accessed over a private, gravelled drive providing ample off-road parking. Behind hedging are the impressive and proportionate grounds, which extend to in all about 0.25 acres (subject to survey) and include a greenhouse, summer house and extensive storage sheds. Interspersed throughout the grounds are pretty specimen trees and the grounds are predominately defined by hedging.

Local Authority

Mid Suffolk District Council.

Council Tax Band – B

Services

Mains water, drainage and electricity. Oil-fired heating.





Energy performance certificate (EPC)

South View Forward Green STOWMARKET IP14 5HN	Energy rating E	Valid until: 19 April 2034
		Certificate number: 0025-4334-1002-0824-0102

Property type	Semi-detached house
Total floor area	137 square metres

Rules on letting this property

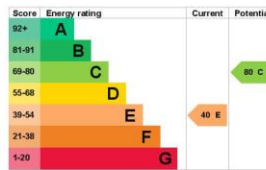
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificate/0025-4334-1002-0824-0102?print=true>

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