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2

RIVER GARDENS, STOWMARKET

£600,000

Tucked away at the end of a small cul-de-sac and bordering protected woodland, yet within walking distance of the town centre facilities at Stowmarket including the main line rail station, with a service to London Liverpool Street approximately ninety minutes journey.



Ground floor accommodation starts with a spacious entrance hall with doors off to all of the reception rooms and stairs rising to the first floor. The sitting room is double aspect with French windows opening onto the extensive patio area, this room also features a French marble fireplace and hearth with a living flame coal effect gas fire inset.

The separate dining room is set between the sitting room and kitchen and makes an ideal formal dining space, whilst the large kitchen can be used for day to day dining.



STEPHEN RIVETT

exp[®]
uk



01449 701150



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£600,000

The kitchen offers space for a large table centrally and is also double aspect offering a range of base and wall mounted cupboards which include integral appliances comprising a 4-ring electric hob and electric double oven and a dishwasher. The utility room provides further storage cupboards and has a water softener as well as gas fired central heating boiler. The home office, or study in addition to the ground floor w.c. complete the ground floor accommodation.



On reaching the first floor, you will be struck by the light and airy feel of the galleried landing. Each of the bedrooms are of a good size and with all of the rear bedrooms enjoying views over the meadow. The master bedroom benefits from fitted sliding wardrobes. The ensuite has a window, w.c. basin and shower cubicle. The bathroom has a white suite with a further shower over the bath too.

To the front of the property is an extensive block paved drive providing off road parking for several vehicles leading to the detached double garage with separate up and over doors, power and light connected and a personal door to the garden.



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The back of the house faces almost due south and has a good view over a meadow with mature trees (Pike's Meadow) to the south and a wood to the east. The mature trees provide shade for the house and garden in the summer and open up the view even more when the leaves fall in autumn. The summer house catches the morning sun and the patio provides a good place to sit morning and afternoon and enjoy a cup of tea.



Located close to the town centre which is only about a six-minute walk away, and even closer to one of Stowmarket's five supermarkets (i.e. the East of England Co-op at Combs Ford).

Walking to Stowmarket Rail Station takes from 10 to 15 minutes. There is a good service to Ipswich, London Liverpool Street, Bury St Edmunds, Cambridge, Peterborough and the north of the country.

		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

73
84

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Approximate total area
850.9 sq ft



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