

oakheart



£450,000

Asking Price

Galleon Road, Stowmarket



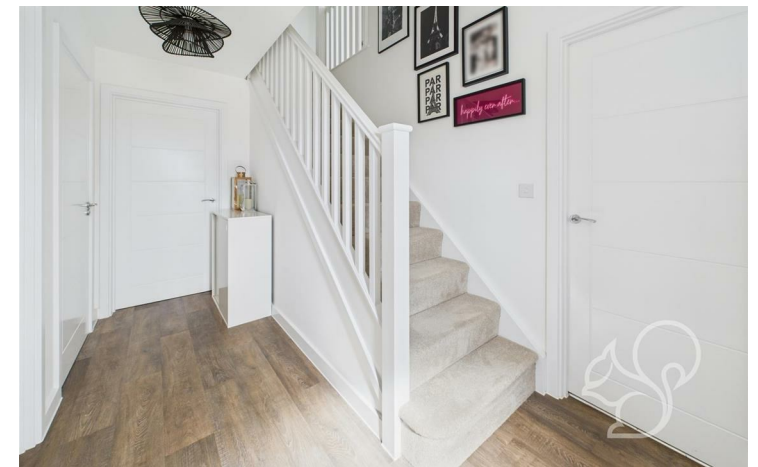
Located on the popular Crest Nicholson 'Aspen Grange' development in Stowmarket, this modern four bedroom detached home offers the perfect blend of contemporary living and family convenience. Positioned within reach of local amenities, schools, and Stowmarket train station—with direct links to London Liverpool Street—it's ideal for commuters and families alike. The Cambridge Park & Ride is also less than an hour away, making this location even more accessible for professionals and those travelling further afield.

The property is beautifully presented and thoughtfully laid out. You enter into a central hallway, where all rooms lead off. To the right is a generously sized living room at the front of the home, ideal for those relaxing evenings. Opposite the lounge, also at the front of the property, is a versatile office/study—perfect for remote working or use as a playroom. Just behind this is the ground floor cloakroom.

The heart of the home is a beautiful open-plan kitchen/diner

with ample space for both cooking and family time, complete with a casual seating area overlooking the garden. This light-filled space spans the width of the house and opens onto the garden, creating an ideal environment for entertaining or day-to-day family living.

Upstairs, the first floor features four full double bedrooms and a modern family bathroom. The main bedroom benefits from built in wardrobes as well as it's own en-suite shower room, offering a private retreat for the homeowners.









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Local Authority:

Tenure:

Freehold

Council Tax Band:

E

Approximate total area<sup>(1)</sup>

133.2 m<sup>2</sup>

1436 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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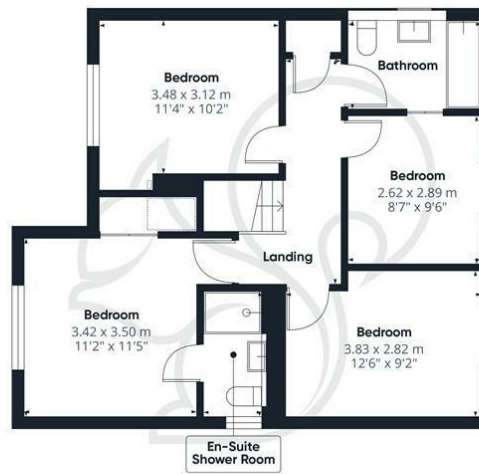
### Energy Efficiency Rating

|                                             | Current                                                                                                      | Potential |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                              |           |
| (92 plus) <b>A</b>                          | <b>95</b>                                                                                                    | <b>95</b> |
| (81-91) <b>B</b>                            |                                                                                                              |           |
| (69-80) <b>C</b>                            |                                                                                                              |           |
| (55-68) <b>D</b>                            |                                                                                                              |           |
| (39-54) <b>E</b>                            |                                                                                                              |           |
| (21-38) <b>F</b>                            |                                                                                                              |           |
| (1-20) <b>G</b>                             |                                                                                                              |           |
| Not energy efficient - higher running costs |                                                                                                              |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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