



Connells

Brettenham Road
Buxhall Stowmarket



Property Description

Located in the village of Buxhall. Connells are pleased to bring to market this extended semi-detached home with far-reaching field views. The accommodation comprising of three good sized bedrooms, two reception rooms, kitchen/diner, a four piece ground floor bathroom, ground floor and first floor w/c, oil central heating, off-road parking and an extensive rear garden.

Buxhall is a village in the Mid Suffolk, the nearest town is Stowmarket. The village is home to a public house, St Mary's Church, Buxhall Windmill and a village recreation ground with children's play area.

Close by Stowmarket is a Historic and bustling market town. The town is on the main railway line between London and Norwich, and lies on the River Gipping. Stowmarket is a vibrant town with a bustling high street and a range of shops, cafes, and restaurants. The town is home to a number of independent retailers, as well as larger chain stores. There are also several supermarkets in the town, making it easy to do your weekly shop. Stowmarket has a lively market, which takes place every Thursday and Saturday.

Entrance Hall

Accessed via upvc double glazed wood effect entrance door, radiator, stairs rising to the first floor and door giving access to:

Living Room

15' 2" x 11' (4.62m x 3.35m)

Upvc double glazed wood effect window to front, Kingfield fuse radiator, smooth ceiling, fireplace with wood burner, inset storage/study area and door giving you access to:

Kitchen/Diner

18' 6" x 9' (5.64m x 2.74m)

Upvc double glazed window to rear, 1 1/2 bowl sink with mixer tap inset into work surfaces with cupboards and drawers under and matching above, larger cupboard, built in oven, built-in hob, space and plumbing for

washing machine, space and plumbing for dishwasher, radiator, smooth ceiling, spotlighting, slate flooring and doors giving access to:

Re-Lobby

Upvc double glazed wood effect flooring and door giving access to the rear garden, slate flooring and doors giving access:

Cloakroom

Upvc double glazed window to side, low-level w/c, wood effect flooring, radiator and smooth ceiling.

Second Reception/ Bedroom

10' 4" x 9' 3" (3.15m x 2.82m)

Double glazed window to rear, radiator, wood effect flooring, smooth ceiling and door giving access to:

Four Piece Bathroom Suite

Double glazed window to front, double ended bath with mixer tap and shower attachment, shower cubicle with multi-functional shower unit, chrome heated towel rail, vinyl flooring with under floor heating, pedestal wash hand basin with mixer tap, low-level w/c and smooth ceiling.

First Floor Landing

Double glazed window to side, smooth ceiling providing loft access and doors giving access to:

Cloakroom

Upvc double glazed window to side, radiator, wash hand basin, low-level w/c and tiled effect vinyl flooring.

Bedroom One

12' 1" max x 9' 8" (3.68m max x 2.95m)
Upvc double glazed window to front giving far reaching field views, radiator and picture rail.

Bedroom Two

10' 4" x 9' 1" (3.15m x 2.77m)
Upvc double glazed window to rear, radiator and picture rail.

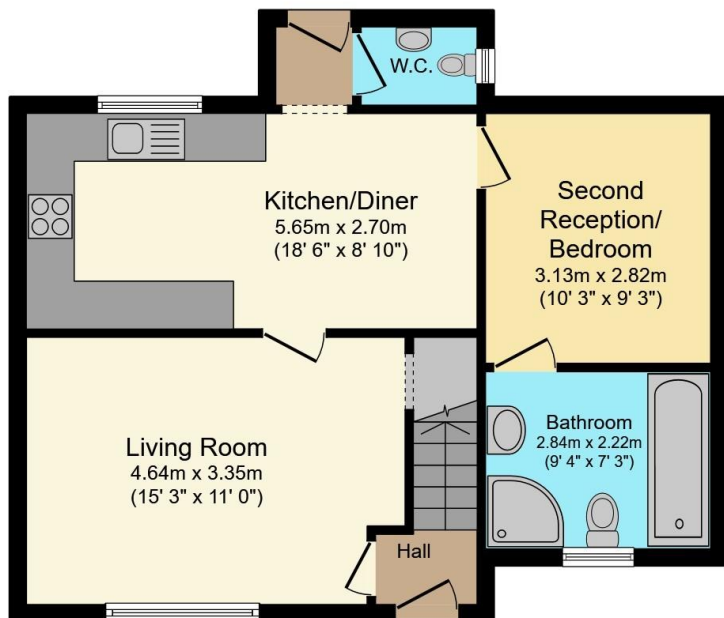
Bedroom Three

9' 1" x 6' 10" (2.77m x 2.08m)
Upvc double glazed window to rear, radiator, picture rail and smooth ceiling.

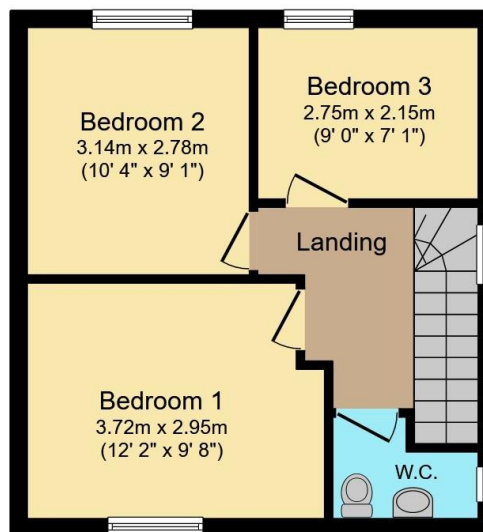
Agent Note

"Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies".





Ground Floor



First Floor

Total floor area 88.0 m² (948 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

Connells



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EPC Rating: E Council Tax
Band: B

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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