



Langford Close, Stowmarket

Sheridans



Langford Close, Stowmarket IP14 1TX

Guide Price £550,000

Beautifully presented 5 bedroom detached house providing stylish accommodation finished to a particularly high standard.

This impressive family home enjoys a delightful tucked away setting within easy reach of the excellent range of local facilities on offer. The house is immaculately presented and within the last few years has been considerably improved, including a generous single storey rear extension, creating a fabulous family room with Bi-fold doors opening to delightful gardens offering a good degree of privacy.

Superb solid oak front door, with glazed side panels leading to the entrance hall with engineered oak wooden floor and striking oak and glass staircase to first floor. There is a study and a ground floor cloakroom. Double doors open from the entrance hall to the dual aspect sitting room with bay window and fireplace. Double doors lead through to the dining room which flows beautifully into the light and airy family room with under-floor heating and stylish Bi-fold doors opening to the rear gardens.

The family room leads to the well-equipped kitchen, fitted with an extensive range of units providing plenty of drawer and cupboard space beneath Granite worktops and complemented by integrated appliances and central island with breakfast bar. A separate utility room completes the ground floor accommodation.

On the first floor is a landing with double airing cupboard and access to the large loft space creating potential for conversion into further bedrooms (subject to planning permission and building regulations). From the landing leads to the five comfortable

bedrooms including the principal bedroom with 'wall-to-wall' fitted wardrobes and en-suite shower. The family bathroom completes the first floor accommodation.

Outside

The house is approached along a shared drive leading to a driveway providing plenty of vehicle parking, turning space and access to the double garage with twin electric doors. The garden to the rear of the property is established and offers a good degree of privacy, it is mainly laid to lawn with patio area, raised decking area, raised flower and shrub borders, summer house and a gate provides side access. There is a gate to rear of the garden which gives access to the Bridleway to the rear.

Location

The house enjoys a tucked away corner plot setting within this popular development, located within easy reach to the town centre. Stowmarket is a popular market town located in the heart of Suffolk and offers a good selection of shops, amenities and facilities. There is a mainline rail station in Stowmarket offering a service to London's Liverpool Street Station with an approximate journey time of 80 minutes and ideal access onto the A14 linking to Bury St Edmunds approximately 13 miles and on up to Cambridge and the Midlands. Whilst in the other direction the A14 leads to Ipswich, approximately 14 miles.

Directions

From the centre of Stowmarket proceed along Chilton Way and turn right into Shakespeare Road. Take the right into Langford Close where the house will be found tucked in the corner on the left-hand side.

<https://what3words.com/recap.perform.motivations>

- Immaculately presented detached family home
- Driveway providing plenty of vehicle parking
- Double garage
- Enclosed gardens
- High quality finish and features
- Stunning family room extension with stylish Bi-fold doors
- Well-equipped kitchen breakfast room
- Engineered oak flooring, oak and glass staircase
- Five bedrooms
- Bathroom, en-suite shower room

Services

Mains electricity, gas and water are connected.

Heating - Gas fired radiator central heating.

Council Tax Band E - Mid Suffolk.

Broadband speed: Up to 1100 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, O2, Vodafone (Source Ofcom)

Flood Risk: Very low risk

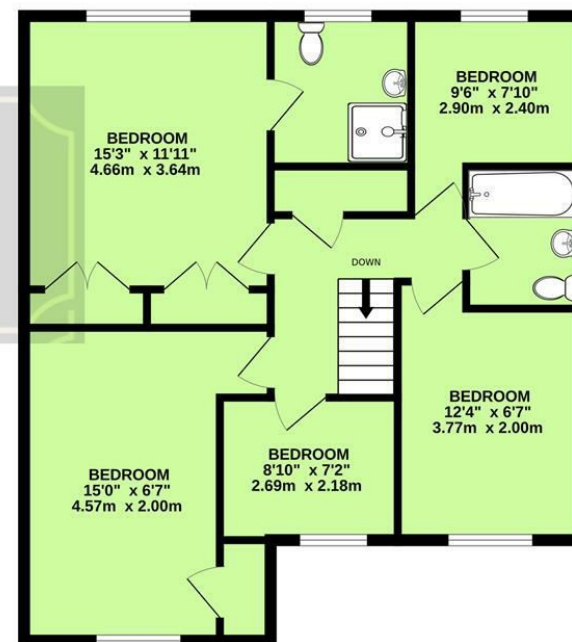
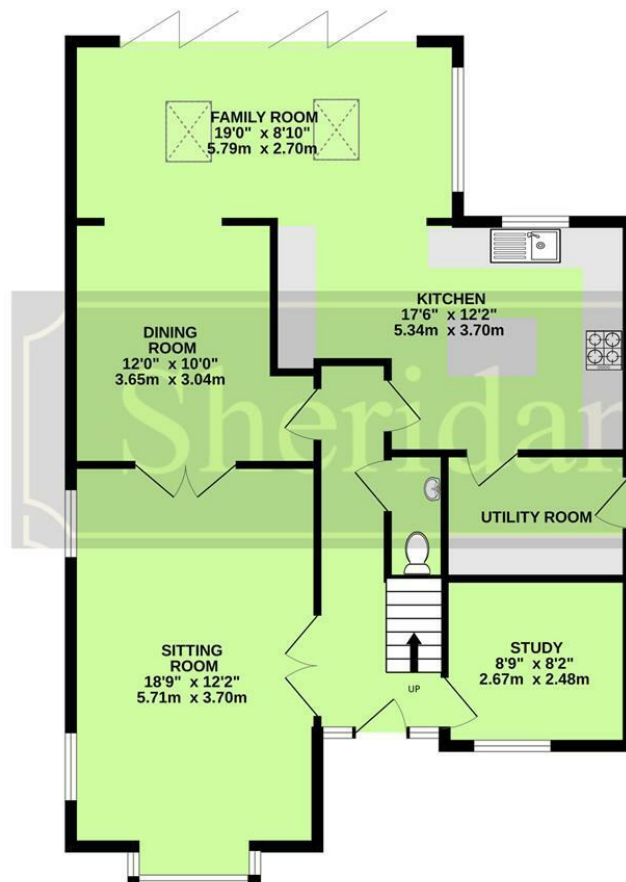
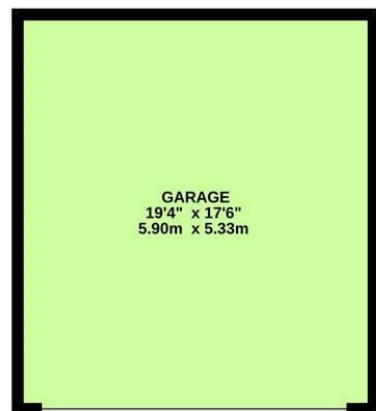


BASEMENT

GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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