

# BUCKS

PROPERTY AGENTS



Homecote, The Lane, Creting St. Peter, Ipswich, IP6 8QR

Offers Over £365,000

- 4 Bedroom Detached
- Idyllic Village Location between Stowmarket and Needham Market
- Backs onto Fields with rolling views
- South Facing Rear Garden
- Recently Updated
- Oil Fired Central Heating
- Double Glazing Throughout
- Downstairs Shower Room and Upstairs Bathroom
- Downstairs Bedroom/Study

# The Lane, Ipswich IP6 8QR

NO ONWARD CHAIN - Refurbished 4 Bedroom Detached property in a quiet Cul-De-Sac located in this idyllic village between Stowmarket and Needham Market with south facing views across fields and open land at the rear, Versatile accommodation with 3 First Floor bedrooms and a Downstairs Bedroom. Further room suitable for a Office/Dining room.

The property sits on a nice plot and has a contemporary feel to it, The refurbishment included New Kitchen Cabinets, Bathroom Suites, Carpets, Doors and Redecoration. Off Road Parking at the front for multiple vehicles. Stowmarket is a short distance away and has a mainline Railway Station and good access to the A14. Also within approximately 1km of the Gateway 14 innovation and logistics development.



Council Tax Band: D



## ENTRANCE

Upvc Front door into Entrance hallway, Radiator, Under Stairs cupboard. Doors to

## Office/Dining Room

16'9" x 7'3"

Double Glazed windows to front and rear aspect, Radiator, Cupboard housing Oil Fired Boiler for central heating.

## SHOWER ROOM

5'1" x 5'1"

Double glazed window, Shower Cubicle with Shower, Wc, Towel Radiator, Wash Basin.

## Bedroom

10'9" x 8'9"

Double glazed window to front, Radiator.

## LIVING ROOM

20'9" x 14'4"

Double Glazed windows to rear and side, 2 Radiators, Wood Burner.

## KITCHEN

15'8" x 9'6"

Double glazed windows to front and side, Door at side leading into the garden, Recently fitted Kitchen units and Work tops, Space and plumbing for washing machine and dishwasher, Space for Cooker with Fitted extractor hood above, Radiator, Tiled Floor.

## LANDING

Loft access and doors to

## BEDROOM

15'7" narrowing to 8'1" x 14'3" max

Double glazed window to side, Velux window, restricted head room, access to loft, radiator, airing cupboard.

## BEDROOM

12'0" x 11'9"

Double glazed window to rear, Built in wardrobe and cupboards, Radiator.

## BEDROOM

12'0" x 8'9"

Double glazed window to front, Radiator.

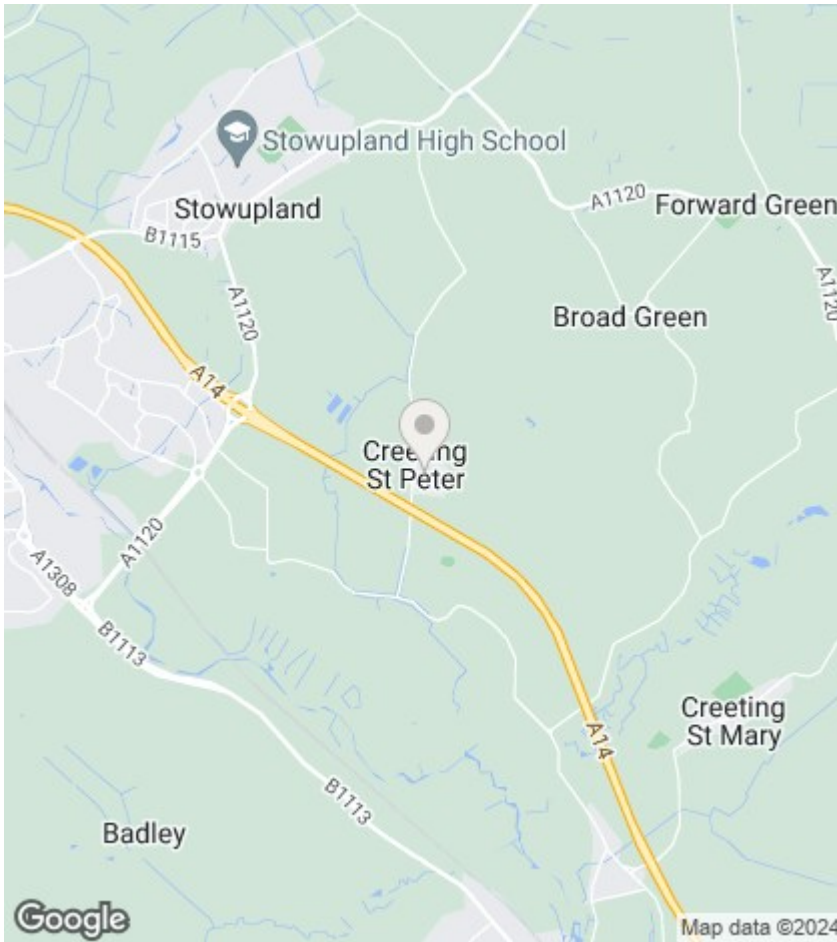
## BATHROOM

6'5" x 6'5"

Double glazed window to side, Bath, Wash Basin, Wc, Towel Radiator

## OUTSIDE

The property is set back from the road with a driveway providing ample parking, Lawned and landscaped, Wall to one side, Side access into rear garden which is south facing, Patio area to the side with covered area, Lawned rear garden, Outside light. Hedging at the rear with open area behind.



## Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Turn left onto Navigation Approach At the roundabout, take the 3rd exit onto Gun Cotton Way At the roundabout, take the 1st exit and stay on Gun Cotton Way Go through 4 roundabouts At the roundabout, take the 3rd exit onto Gateway Blvd Turn right onto Mill Ln Turn left onto Pound Rd Continue onto Peterhouse Turn right onto The Ln Slight right to stay on The Ln Destination will be on the left

## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

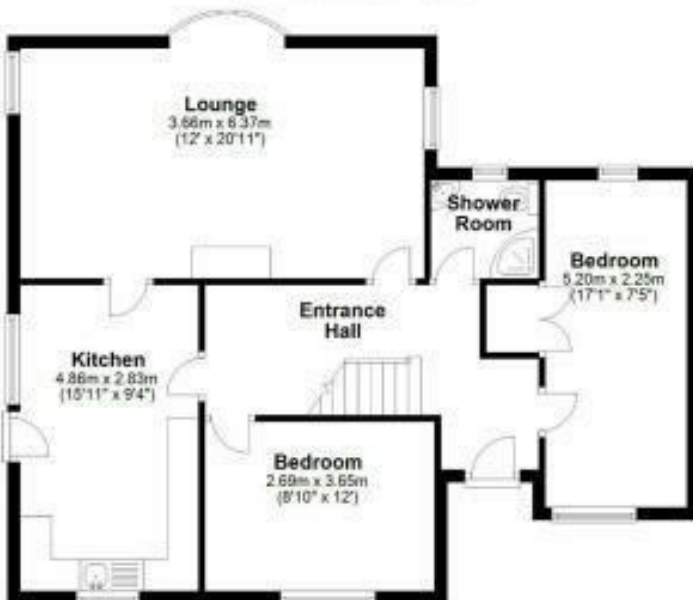
## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>100</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>40</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Ground Floor

Approx. 76.2 sq. metres (820.3 sq. feet)



### First Floor

Approx. 63.5 sq. metres (684.0 sq. feet)



Total area: approx. 139.8 sq. metres (1504.3 sq. feet)