

# BUCKS

PROPERTY AGENTS



## New Mill House, The Green, Stowupland, Stowmarket, IP14 4AH

Guide Price £455,000

- Detached Home
- Utility Room
- Sealed Unit Double Glazing
- Off Road Parking
- Village Location
- Four Bedrooms
- Oil Radiator Central Heating
- Double Garage
- Private Rear Garden



# New Mill House, The Green, Stowmarket IP14 4AH

Bucks Property Agents are delighted to offer for sale this spacious FOUR BEDROOM DETACHED PROPERTY situated in a prominent position in the village of STOWUPLAND with excellent views all-around. The property boasts SEALED UNIT DOUBLE GLAZING, OIL RADIATOR CENTRAL HEATING, KITCHEN/DINER, UTILITY ROOM, DOWNSTAIRS SHOWER ROOM, UPSTAIRS BATHROOM, DOUBLE GARAGE, OFF ROAD PARKING for several vehicles and good sized gardens. Stowupland has many amenities including schools, local businesses, pubs and easy access to the A14 corridor providing access to larger towns such as Ipswich and Bury St Edmunds. The nearest railway station is about 5 minutes' drive away in the market town of Stowmarket with main rail links to London Liverpool Street, Bury St Edmunds, Norwich and Cambridge. Stowmarket also offers many more amenities such as four major supermarkets, leisure centre and cinema.



Council Tax Band: E



### Entrance Porch:

With window to side and doorway leading to:

### Hallway:

With stairs to first floor, airing cupboard that houses the hot water tank and is shelved and radiator.

### Sitting Room:

20'8 x 12'2

With window to front, brick fireplace with electric fire inset, TV point, patio doors to rear and two radiators.

### Kitchen/Diner:

16'1 x 10'10

With window to the front and to the side and integral door to garage. Range of high and low level units, electric double oven at eye level, electric hob with extractor hood and fan, stainless steel sink and drainer, tiled splash backs, integrated fridge and radiator.

### Utility:

With full length window to rear, high units, large storage cupboard that houses the boiler, plumbing for washing machine and door to outside.

### Shower Room:

With window to rear, tiled floor, corner shower in separate cubicle, basin in vanity unit, low level WC and radiator.

### First Floor Landing:

With window to front, loft access and radiator.

### Bedroom One:

12'2 x 9'6

With window to rear, built in double wardrobe with sliding doors and radiator.

### Bedroom Two:

12'2 x 9'10

With window to side and radiator.

### Bedroom Three:

11'2 x 10'2

With window to front and radiator.

### Bedroom Four:

11'2 x 10'6

With window to front, built in wardrobe and radiator.

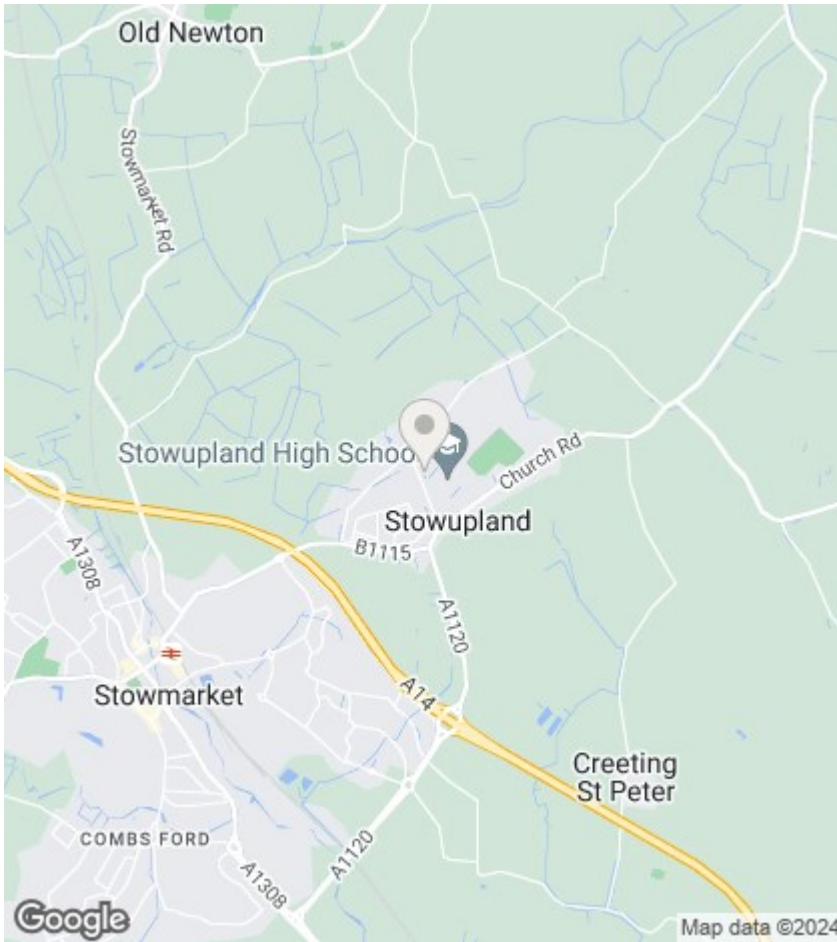
### Bathroom:

With window to rear, bath with mixer tap and

shower attachments, 3/4 tiled walls, low level WC, basin in vanity unit, vinyl flooring and heated towel rail.

### Outside:

To the front of the property is a sweeping driveway providing off road parking for several vehicles leading to an integral double garage with up and over doors, power and light connected and personnel door to rear. There is a good sized front lawn with shrub border, brick wall and hedging and a covered seating area. An opening and wrought iron side gate leads to the rear garden that comprises of lawn, shed, shrub borders and mature tree. The rear garden is surrounded by fencing and hedge giving total seclusion and privacy with views over "The Green" to the front, side and rear of the property.



## Directions

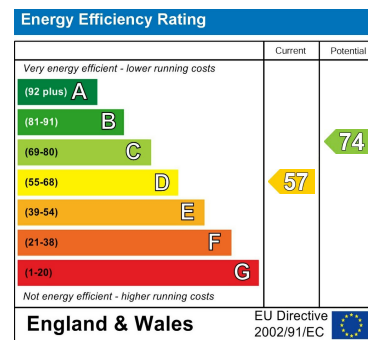
Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Turn left onto Navigation Approach At the roundabout, take the 2nd exit onto Mortimer Rd At the roundabout, take the 2nd exit onto B1115 Turn left onto Church Rd/A1120 Turn left onto Thorney Grn Turn right Destination will be on the right

## Viewings

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

## EPC Rating:

D



## Master Floorplan Image



GROUND FLOOR  
APPROX. FLOOR  
AREA 88.9 SQ.M.  
(889 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 66.2 SQ.M.  
(668 SQ.FT.)

TOTAL APPROX. FLOOR AREA 147.5 SQ.M. (1488 SQ.FT.)

While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of items, windows, doors and any other items are approximate and responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The size, view, fixtures and appliances shown here are not to be relied on and no guarantee is made as to their availability or efficiency can be given.  
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