

BUCKS

PROPERTY AGENTS



78 Oxlip Way, Stowupland, Stowmarket, IP14 4DT

Offers In Excess Of £425,000

- FOUR DOUBLE BEDROOMS
- EN SUITE TO MASTER BEDROOM
- SEALED UNIT DOUBLE GLAZING
- HIVE THROUGHOUT
- SINGLE GARAGE & OFF ROAD PARKING
- DETACHED PROPERTY
- GAS RADIATOR CENTRAL HEATING
- TWO RECEPTION ROOMS
- VILLAGE LOCATION

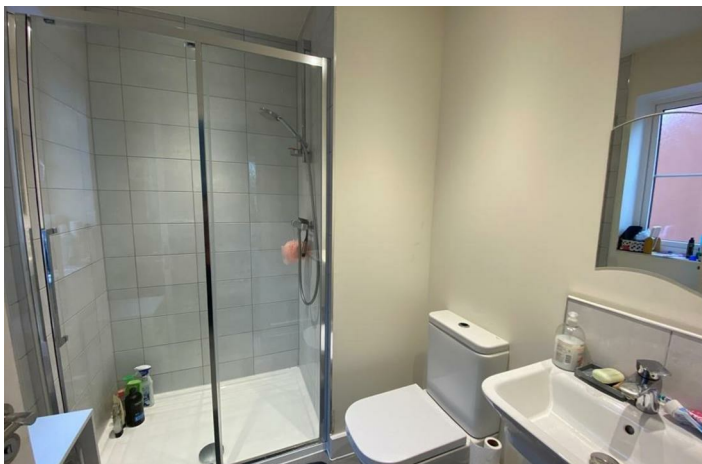
78 Oxlip Way, Stowmarket IP14 4DT

Bucks Property Agents are delighted to offer for sale this IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOME situated on the Bloor Homes Development in popular village of Stowupland. The property boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, HIVE THROUGHOUT, FOUR DOUBLE BEDROOMS, STUDY, KITCHEN/DINER, UTILITY and EN SUITE to MASTER BEDROOM. The property benefits from a SINGLE GARAGE and OFF ROAD PARKING.

Stowupland has many amenities including schools, local business, pubs and easy access to the A14 corridor opening up larger towns such as Ipswich and Bury St Edmunds. The nearest railway station is about 5 minutes drive away with main rail links to London Liverpool Street. The agents would recommend an internal inspection at the earliest opportunity to appreciate this outstanding accommodation on offer. The accommodation on offer is as follows:



Council Tax Band: D



HALLWAY:

With Amtico flooring and radiator.

STUDY/OFFICE:

With window to front and radiator.

SITTING ROOM:

With window to front and bay window to side, TV point and two radiators.

CLOAKROOM:

With window to side, Amtico flooring, low level WC, hand basin and radiator.

KITCHEN/DINER:

With two windows to rear and one window to side, range of high and low level units, stairs to first floor, under stairs cupboard, integrated dishwasher and fridge freezer, electric hob and double oven at eye level, matching worktops and splash backs, sink and drainer, Amtico flooring, three radiators and French doors to rear.

UTILITY ROOM:

With combi boiler housed in a cupboard, plumbing for washing machine, space for tumble dryer, matching worktops and splash backs, Amtico flooring, radiator and door to outside.

LANDING:

With loft access, radiator and airing cupboard.

BEDROOM ONE:

With window to front, fitted wardrobe with glass sliding doors and radiator.

EN SUITE:

With window to side, double shower in cubicle, low level WC, pedestal basin, tiled floor and radiator.

BEDROOM TWO:

With window to front and to the side and radiator.

BEDROOM THREE:

With window to rear and to the side and radiator.

BEDROOM FOUR:

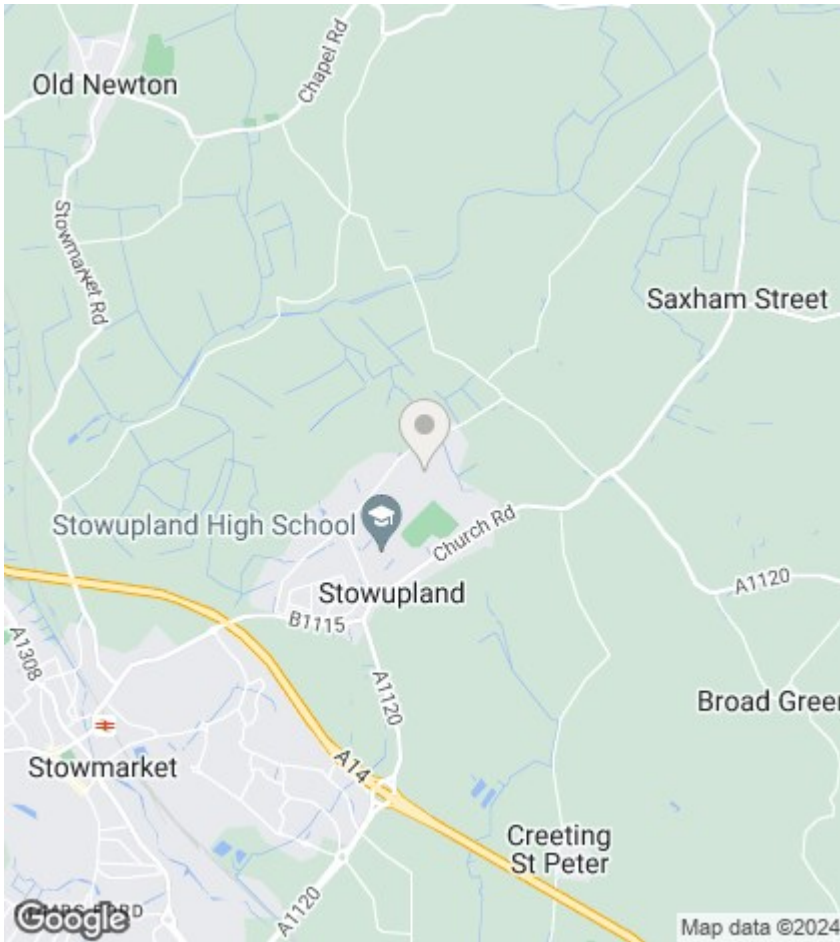
With window to rear and radiator.

FAMILY BATHROOM:

With window to side, double rainfall shower in separate cubicle, bath with mixer tap and shower attachments, low level WC, pedestal basin, shaving point, tiled floor and radiator.

OUTSIDE:

To the front of the property is a driveway with off road parking leading to a single garage with up and over door, power and light connected. There is a storm porch, lawn, hedging and shrubs and pathway leading to front door. A side gate leads to the rear garden that comprises of artificial grass, raised decking, patio, shed and the garden is surrounded by fencing and wall.



Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Continue to follow B1115 At the roundabout, take the 2nd exit onto Stowupland Rd/B1115 Go through 1 roundabout Turn left onto Church Rd/A1120 Turn left onto Oxlip Way Destination will be on the left

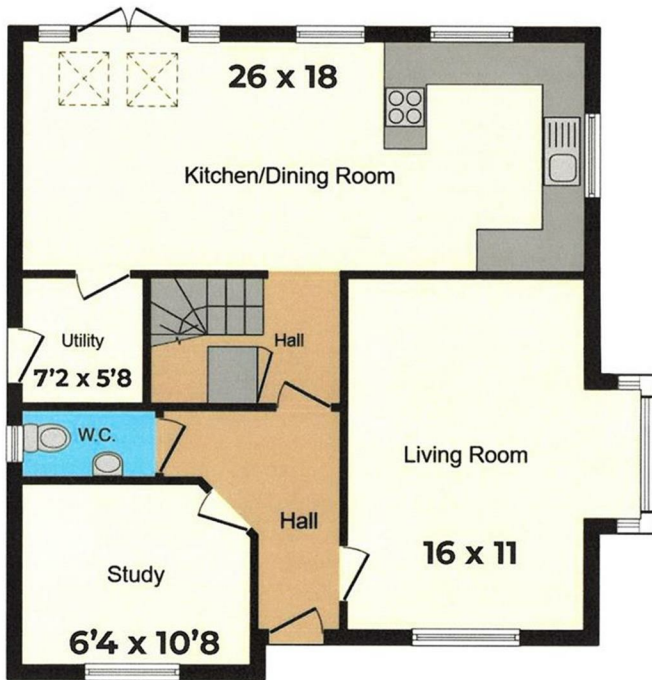
Viewings

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

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor