

BUCKS

PROPERTY AGENTS



15 Oxlip Way, Stowupland, Stowmarket, IP14 4DT

Offers In Excess Of £260,000

- Semi Detached Home
- Kitchen/Breakfast Room
- En Suite to Master Bedroom
- Sealed Unit Double Glazing
- Off Road Parking
- Three Bedrooms
- Downstairs Cloakroom
- Utility
- Gas Radiator Central Heating
- ***NO UPWARD CHAIN***

15 Oxlip Way, Stowmarket IP14 4DT

Bucks Property Agents are delighted to offer for sale this THREE BEDROOM SEMI DETACHED HOME located on the sought after Trinity Park Development in the popular village of Stowupland. The property is sold with the benefit of ***NO UPWARD CHAIN*** and boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, KITCHEN/BREAKFAST ROOM, UTILITY, EN SUITE to MASTER BEDROOM and OFF ROAD PARKING for two vehicles.

Stowupland has many amenities including schools, local businesses, co-op with petrol station, 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.

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: C



Hallway:

With stairs to first floor, tiled floor and radiator.

Sitting Room:

With window to front, understairs cupboard, TV point, tiled floor and radiator.

Kitchen/Breakfast Room:

With French doors to rear and two full length windows to rear. Range of high and low level units, sink and drainer, matching worktops and splashbacks. Electric oven at eye level, electric hob with extractor hood and fan, integrated fridge freezer, vinyl flooring and radiator.

Utility Area:

With high and low level units and worktops, plumbing for washing machine, combi boiler housed in a cupboard and vinyl flooring.

Cloakroom:

With low level WC, pedestal basin, vinyl flooring and radiator.

First Floor Landing:

With loft access.

Bedroom One:

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

En Suite:

With window to rear, double shower in cubicle, low level WC, pedestal basin, vinyl flooring and radiator.

Bedroom Two:

With window to front and radiator.

Bedroom Three:

With window to front, built in cupboard and radiator.

Bathroom:

With window to side, bath with mixer tap and shower attachment, low level WC, pedestal basin, shaving point, vinyl flooring and heated towel rail.

Outside:

To the front of the property is a pathway leading to the front door with decorative shingles and driveway providing two off road parking spaces. A side gate leads to the rear garden that comprises of lawn, patio area, two sheds and the garden is surrounded by fencing.



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 Oxlip Way Destination will be on the

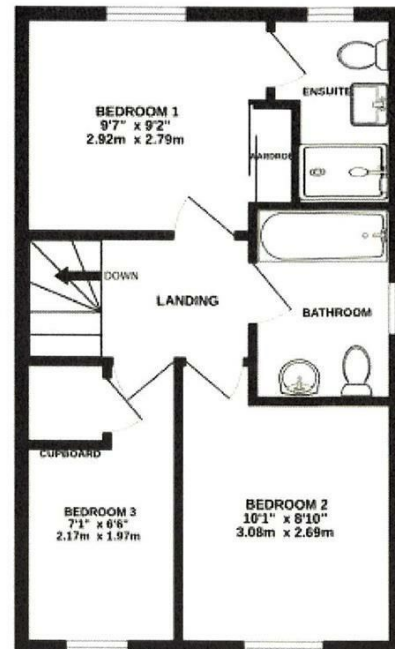
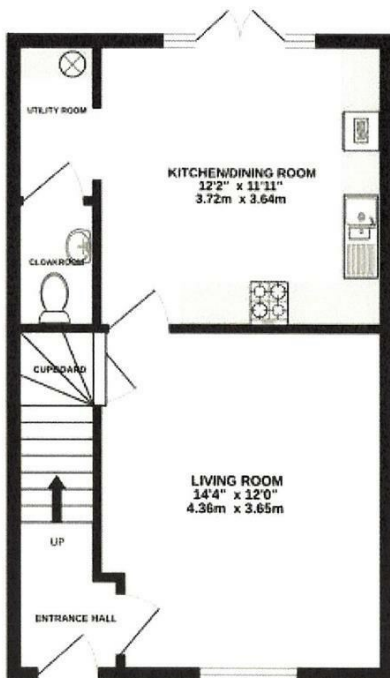
Viewings

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			96
(81-91) B		84	
(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	



We have every effort been made to ensure the accuracy of the floorplans contained here. Measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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