

BUCKS

PROPERTY AGENTS



Cravendale Brettenham Road, Buxhall, Stowmarket, IP14 3EA

Offers In Excess Of £500,000

- Detached Bungalow
- En Suite to Master Bedroom
- Sealed Unit Double Glazing
- Two Receptions Rooms
- Double Garage & Ample Off Road Parking
- Four Bedrooms
- Under Floor Heating
- Large Kitchen/Diner
- Well Maintained Rear Garden
- Owned Solar Panels

Cravendale Brettenham Road, Stowmarket IP14 3EA

Bucks Property Agents are delighted to offer sale this immaculately presented FOUR BEDROOM DETACHED BUNGALOW located in the rural village of Buxhall. The property has been built to a high specification with UNDERFLOOR HEATING THROUGHOUT, OWNED SOLAR PANELS, OIL CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING, TWO RECEPTION ROOMS, LARGE KITCHEN/DINER, UTILITY, DOUBLE GARAGE, ample OFF ROAD PARKING and LARGE WELL MAINTAINED REAR GARDEN.

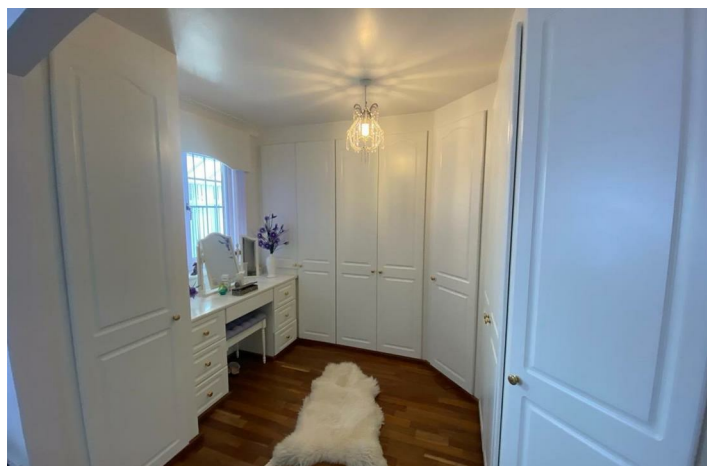
Buxhall is a rural village that offers tranquil country living but is only 3.5 miles from the market town of Stowmarket that offers many amenities including schools, post office, restaurants, leisure center, supermarkets, Dr's surgery, dentists and Railway Station with main links to London Liverpool, Bury St Edmunds, Cambridge and Norwich.

The agents would recommend an internal inspection at the earliest opportunity to appreciate this excellent accommodation on offer.

The accommodation on offer is as follows:



Council Tax Band: E



Entrance Porch:

With tiled floor.

Hallway:

With tiled floor and loft access.

Sitting Room:

With window to front, two windows to side and French doors to rear, TV point and hole-in-the-wall gas fire run by bottled gas.

Bedroom Four:

With window to rear, fitted up and over storage and wardrobe and oak flooring.

Bedroom Three:

With wood flooring and door leading to:-

Conservatory:

With surround windows, French doors to rear, wall hung electric fire and tiled floor.

Bedroom One:

With window to rear, fitted up and over storage and wardrobe and wooden flooring.

Dressing Room:

With window to rear, fitted wardrobe and dressing table and wood flooring. This was previously a bedroom.

En Suite:

With window to rear, double shower in separate cubicle, basin in vanity unit, low level WC, shaving point, fully tiled walls and floor.

Bedroom Two/Dining Room:

With window to front and oak flooring.

Bathroom:

With window to rear, jacuzzi bath with shower over and shower screen, basin in vanity unit, low level WC, fully tiled walls and floor.

Kitchen/Diner:

With window to side, French doors to rear range of high and low level units with granite worktops, sink and drainer and tiled splashbacks. Space for range cooker with extractor hood and fan, integrated fridge freezer and dishwasher and water softener.

Utility:

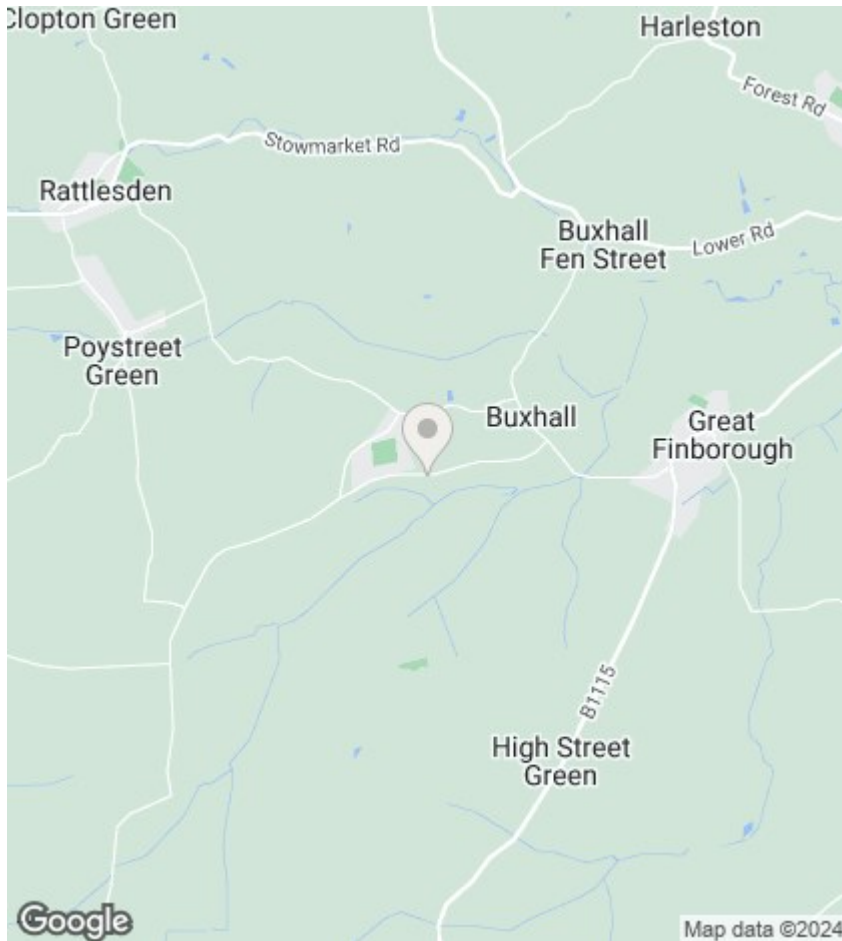
With two windows to side and door to the rear garden, low level units, shelved airing cupboard that houses the hot water tank, tiled splashbacks and tiled floor. Door leading to double garage with

window to side, electric roller doors, power and light connected.

Outside:

To the front of the property is a resin driveway with parking for four vehicles, shrub borders and two side gates. The plot sits on 1/2 acre STS with a large rear garden that is very well maintained comprising of lawn, shingle, shrubs, shed, summer house, mature shrubs, decking area, further patio with trees and shrubs, access gate to further fruit trees and the garden is surrounded by fencing.

There are solar panels that are owned and the double garage is to the front 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 left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 1st exit onto Bury Rd Slight left towards Chilton Way Slight left onto Chilton Way Turn right onto Union Rd Turn left onto Starhouse Ln Turn right onto Finborough Rd/B1115 Continue to follow B1115 Slight right at High Rd Turn left onto Brettenham Rd Destination will be on the right

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(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	

