

# BUCKS

PROPERTY AGENTS



2 Oak Apple Drive, Stowupland, IP14 4FH

Offers In Excess Of £260,000

- Semi Detached Home
- Eight Years NHBC Warranty
- Gas Radiator Central Heating
- Downstairs Cloakroom
- Off Road Parking
- Two Year Old Property
- Sealed Unit Double Glazing
- En Suite to Master Bedroom
- Views Over Fields to the Front

# 2 Oak Apple Drive, Stowupland IP14 4FH

Bucks Property Agents are delighted to offer for sale this well presented TWO BEDROOM SEMI DETACHED HOME built 2 years ago by LINDEN HOMES and with 8 years NHBC WARRANTY remaining the property also benefits from SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, EN SUITE to MASTER BEDROOM, KITCHEN/DINER, OFF ROAD PARKING and views over fields to the front. 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 offer many more amenities such as four major supermarkets, leisure centre and cinema. 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:

 2  2  1  B

Council Tax Band: B



#### **Sitting Room:**

13'5 x 12'2

With window to front, stairs to first floor, TV point and radiator.

#### **Cloakroom:**

With laminate style flooring, low level WC, pedestal basin and radiator.

#### **Kitchen/Diner:**

13'5 x 10'4

With window to rear and French doors to rear, range of high and low level units and stainless steel sink and drainer. Electric oven and gas hob with extractor hood and fan, integrated fridge freezer, washing machine and dishwasher. Combi boiler housed in a cupboard, understairs cupboard and laminate style flooring.

#### **First Floor Landing:**

With loft access.

#### **Bedroom One:**

10'5 x 9'11

With window to rear and radiator.

#### **En Suite:**

With shower in separate cubicle, low level WC, pedestal basin, vinyl flooring and heated towel rail.

#### **Bedroom Two:**

13'5" x 8'10"

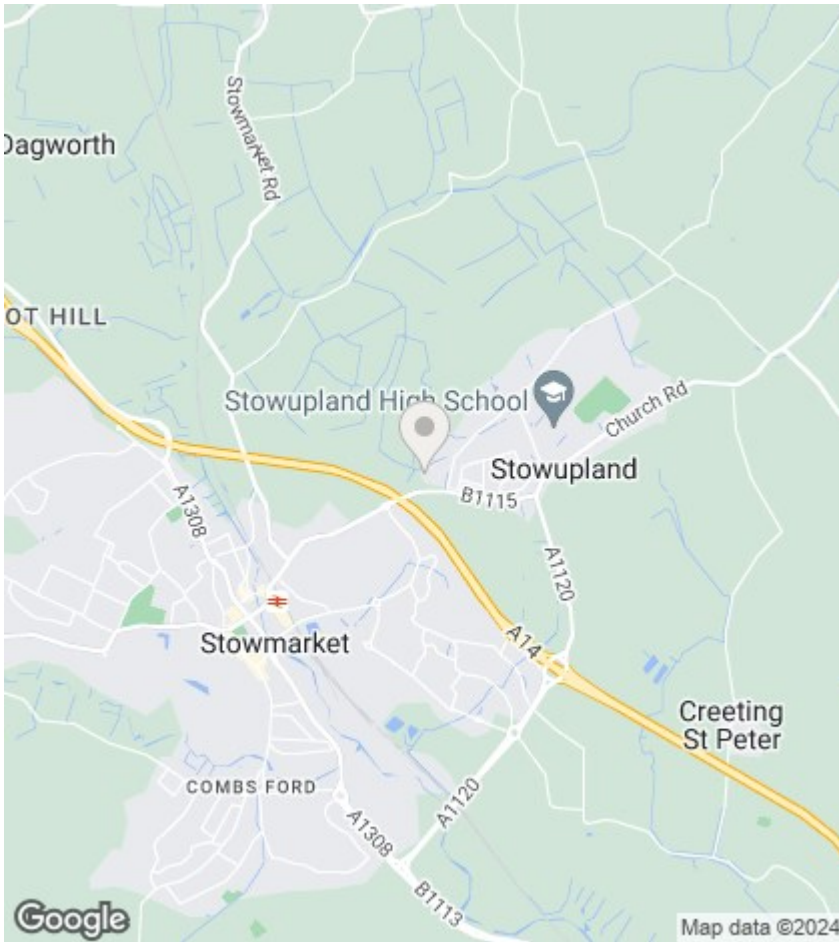
With window to front, fitted wardrobe with sliding doors, storage cupboard and radiator.

#### **Bathroom:**

With bath with mixer tap and shower attachment, low level WC, pedestal basin, tiled splashbacks, vinyl flooring and heated towel rail.

#### **Outside:**

To the front of the property are shrub borders and block paving providing off road parking for two vehicles. A side gate leads to the rear garden that comprises of lawn, patio area, shed 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 Continue to follow B1115 At the roundabout, take the 2nd exit onto Stowupland Rd/B1115 Go through 1 roundabout Turn left onto Acorn Wy. Turn left onto Oak Apple Dr Destination will be on the right

## 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) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

First Floor

Ground Floor

### The Hardwick

2 bedroom home

Home: 3, 4, 24, 25, 51, 52, 135 & 136

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**Ground Floor**

Living Room: 4.08m x 3.70m    13'5" x 12'2"

Kitchen/Dining Area: 4.08m x 3.15m    13'5" x 10'4"

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**First Floor**

Bedroom 1: 3.18m x 3.01m    10'5" x 9'11"

Bedroom 2: 4.08m x 2.70m    13'5" x 8'10"

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LH    Lath & Plaster    W    Space for wardrobe  
 CB    Cupboard    ← →    Measuring points  
 FR    Space for fridge freezer

Please note: Plot details and dimensions are taken from architectural drawings and are for guidance only. Dimensions should be verified by a surveyor or other means. Check all dimensions are exactly what you require before any construction work starts. With our continued improvement policy we continually review our designs and specifications to ensure we reflect the latest product to our customers. Computer generated images used for sale. Product specifications may vary without notice. As built only. All measurements and dimensions are in metres. To confirm specific details contact your developer or agent before December 2023.

**Linden HOMES**