

BUCKS

PROPERTY AGENTS



3 Sheepcote Place, Stowupland, Stowmarket, IP14 5DH

Offers In The Region Of £625,000

- Four Bedroom Barn Conversion
- Kitchen/Family Room
- Exposed Beams Throughout
- Underfloor Heating Downstairs
- Off Road Parking
- En Suite to Master Bedroom
- Sealed Unit Double Glazing
- Three Reception Rooms
- Gas Radiator Central Heating

3 Sheepcote Place, Stowmarket IP14 5DH

Bucks Property Agents are delighted to offer for sale this immaculately presented spacious FOUR BEDROOM BARN CONVERSION located in a quiet cul-de-sac in a sought-after area of Stowmarket. The property boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, UNDERFLOOR HEATING DOWNSTAIRS, KITCHEN/FAMILY ROOM, TWO RECEPTION ROOMS, DOWNSTAIRS CLOAKROOM, EN SUITE to MASTER BEDROOM, OFF ROAD PARKING for three vehicles and LARGE NATURAL POND.

Stowmarket itself offers many amenities including local businesses, schools, leisure centre, cinema, restaurants, major supermarkets, Railway Station with main rail links to London Liverpool Street, Bury St Edmunds, Norwich and Cambridge and easy access to the A14 corridor. 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:

 4  2  3  C

Council Tax Band: D



Hallway:

With tiled floor, stairs to first floor and understairs storage area.

Kitchen/Family Room:

With window to front and tiled floor. Range of high and low level units, central island, matching worktops and splashbacks and butler sink. Space for American fridge freezer, space for range cooker with extractor hood and fan, built in dishwasher, water softener, exposed beams and underfloor heating.

Utility:

With Velux window, range of high and low level units, sink and drainer, tiled splashbacks, tiled floor, plumbing for washing machine and space for tumble dryer, wall mounted combi boiler and underfloor heating.

Cloakroom:

With tiled floor, low level WC, pedestal basin and underfloor heating.

Sitting Room:

With bi fold doors to rear with fitted blinds, multi fuel burner, TV point, oak flooring, exposed beams and underfloor heating.

Snug:

With Velux window and window to rear, loft access, oak flooring, exposed beams and underfloor heating.

First Floor Landing:

With loft access and radiator.

Bedroom One:

With three full length windows to rear with blackout blinds, fitted wardrobe with mirrored sliding doors.

En Suite:

With Velux window, corner shower in separate cubicle, low level WC, pedestal basin, tiled floor and heated towel rail.

Bedroom Two:

With Velux window and radiator.

Bedroom Three:

With Velux window and radiator.

Bedroom Four:

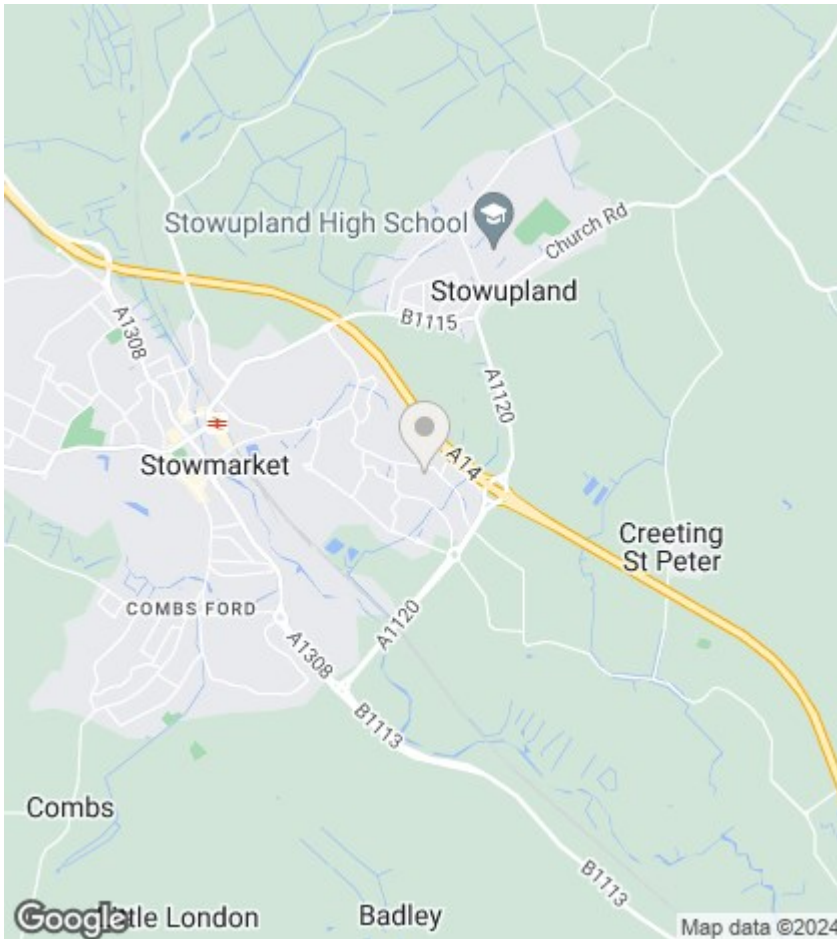
With Velux window, built in wardrobe to one wall with mirrored sliding doors and radiator.

Bathroom:

With Velux window, free standing roll top bath with central mixer tap and shower attachment, corner shower in separate cubicle, pedestal basin, low level WC, exposed beams, tiled floor and heated towel rail.

Outside:

To the front of the property are double gates, large shed, brick pathway, patio area and off road parking for three vehicles. The rear garden comprises of lawn, large decking area and patio area, mature shrubs, hedging and trees, water feature and large natural pond with filtration system. The property is surrounded by wall and fencing. There are electric charging point and sockets located outside.



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 Turn right onto Creting Rd E Turn right Slight right 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		80	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	

