

BUCKS

PROPERTY AGENTS



35 Oak Road, Stowupland, Stowmarket, IP14 4DP

Offers Over £295,000

- Three Bedrooms
- Sealed Unit Double Glazing
- Modernised and Decorated Throughout
- Single Garage
- Village Location
- Semi Detached Home
- Gas Radiator Central Heating
- Newly Rewired
- Off Road Parking

35 Oak Road, Stowmarket IP14 4DP

Bucks Property Agents are delighted to offer for sale this immaculately presented THREE BEDROOM SEMI DETACHED HOME that has been modernised, rewired and decorated throughout to a very high standard. Located in the highly desirable village of Stowupland the property benefits from SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, KITCHEN/FAMILY ROOM, SINGLE GARAGE and TWO OFF ROAD PARKING SPACES.

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:



Council Tax Band: C



ENTRANCE PORCH

2'11" x 6'10"

Opening into to:-

Hallway:

5'10" x 11'5"

With karndean flooring, LED spot lights, stairs to first floor, under stairs "slide out" storage, wall panelling and radiator.

Sitting Room:

11'9" x 11'5"

With large window to front, TV point and radiator.

Kitchen/Family Room:

19'4" x 17'4"

With two Velux windows, French doors to rear, further door to side with full length window. Range of high and low level units, composite sink and island with storage. Built in fridge freezer, washing machine and dishwasher. Built in double oven and microwave oven at eye level. Induction hob with built in extractor. LED spotlights, wood panelling, karndean flooring and radiator.

First Floor Landing:

With loft access the boiler is housed in the loft.

Bedroom One:

12'1 x 10'2

With window to front, built in wardrobe, wood panelling and radiator.

Bedroom Two:

11 x 9

With window to rear, built in wardrobe, shelved airing cupboard that houses the hot water tank and radiator.

Bedroom Three:

9'3 x 7'3

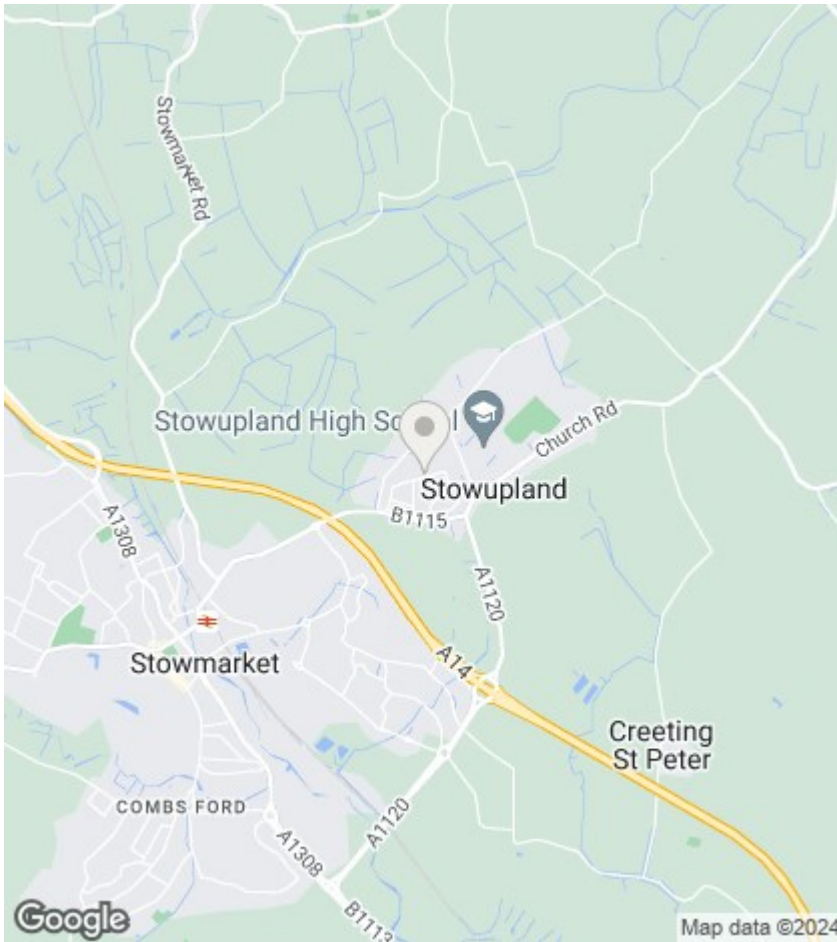
With window to front and radiator.

Bathroom:

With window to rear, basin, low level WC, bath with shower over and shower screen, tiled splashbacks and porcelain tiled floor.

Outside:

To the front of the property is lawn, hedging to the front and side and a block paved driveway providing off road parking for two vehicles leading to a single garage with up and over door with personnel door to side. The rear garden is a courtyard style garden and comprises of porcelain tiles, pergola, built in 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 Felix Rd Turn right onto Oak Rd Destination will be on the left

Viewings

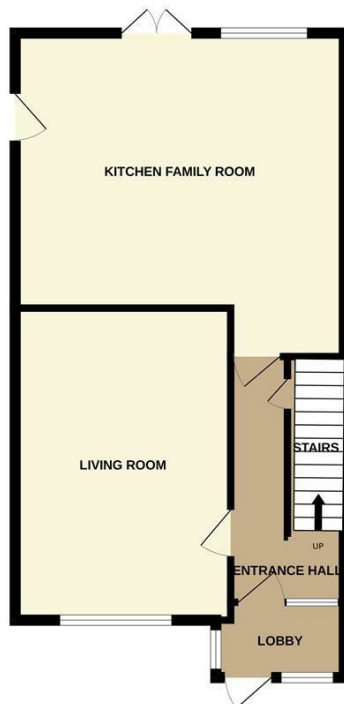
Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		65	
(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



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 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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