

BUCKS

PROPERTY AGENTS



Fen Acre Stowmarket, IP14 3QF

Offers In Excess Of £475,000

- Detached Chalet Bungalow
- Oil Radiator Central Heating
- Two Reception Rooms
- Ample Off Road Parking and Large Garage
- Vacant Possession
- Four Bedrooms
- Sealed Unit Double Glazing
- Utility & Office
- Quiet Location
- No Upward Chain

Fen Acre , Stowmarket IP14 3QF

Bucks Property Agents are delighted to offer for sale this individual FOUR BEDROOM PROPERTY located down a quiet country lane on the outskirts of Stowmarket with views over fields. The property boasts SEALED UNIT DOUBLE GLAZING, OIL RADIATOR CENTRAL HEATING, TWO RECEPTION ROOMS, UTILITY and OFFICE, LARGE GARAGE and ample OFF ROAD PARKING.

The property benefits from ***VACANT POSSESSION and NO UPWARD CHAIN.***

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:



Council Tax Band: C



Office:

With window to side and window to front, fitted cupboard and radiator.

Dining Room:

With window to side, stairs to first floor, under stairs cupboard, laminate style flooring and radiator.

Sitting Room:

With window to front, built in storage, wood burner, TV point, serving hatch and radiator.

Kitchen:

With window to rear, low level units, ceramic sink and drainer, wooden worktops and matching splashbacks. Electric double oven at eye level, induction hob with extractor hood and fan, space for fridge, tiled floor and full length radiator.

Utility/Cloakroom:

With two windows to side and door to outside, high and low level units and plumbing for washing machine. Low level WC, pedestal basin, vinyl flooring and two radiators.

Inner Hallway:

With window to front and recess with shelving, built in storage cupboard, loft access, floorboards and radiator.

Bathroom:

With window to rear, "P" bath with shower over and shower screen, basin in vanity unit, built in storage cupboards, low level WC, vinyl flooring and heated towel rail.

Bedroom One:

With window to front, built in wardrobe and radiator.

Bedroom Two:

With window to rear, built in wardrobe and radiator.

Bedroom Three:

With window to rear, built in wardrobe and radiator.

FIRST FLOOR

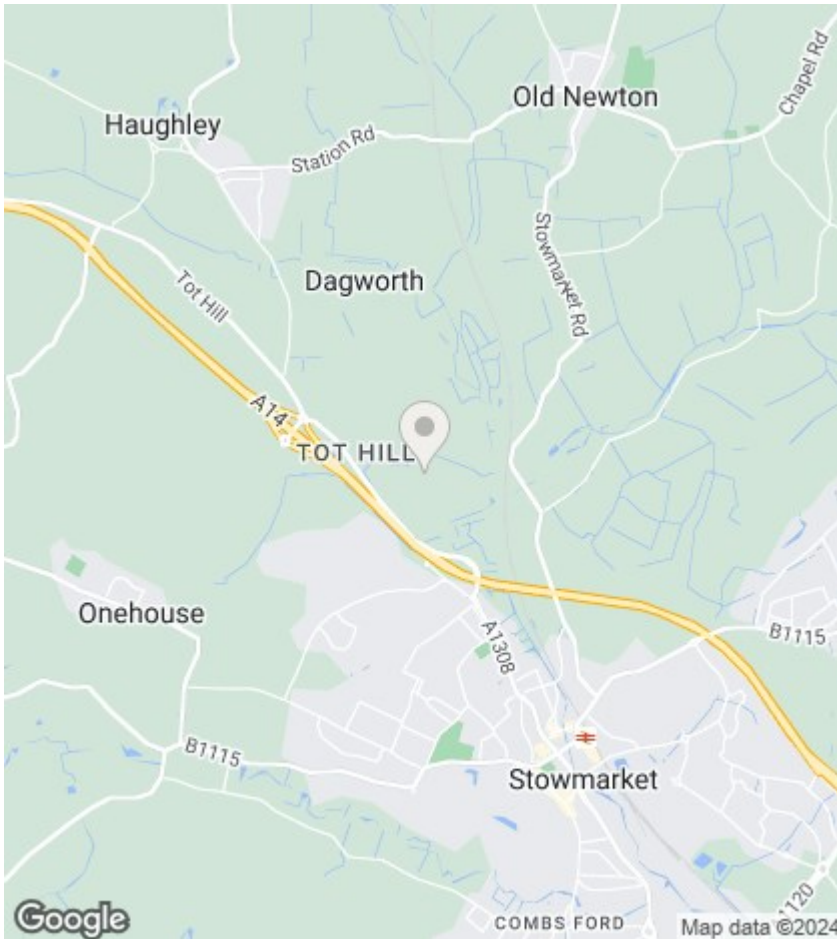
Bedroom Four:

A spacious room with two windows to side, large storage cupboard and eves storage.

Outside:

To the front of the property is a storm porch, patio,

lawn, mature shrubs, trees and hedging. Two gates lead to the rear garden that comprises of lawn, patio area, shrubs borders and the garden is surrounded by fencing with views over fields. To the front of the property is a large garage with double partitioned opening doors with power and light connected. There is also ample off road parking to the front. The boiler is 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 left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 2nd exit onto Tot Hill/A1308 Turn right onto Spike's Ln Turn right to stay on Spike's Ln Destination will be on the left

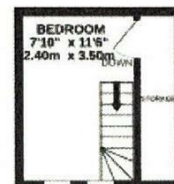
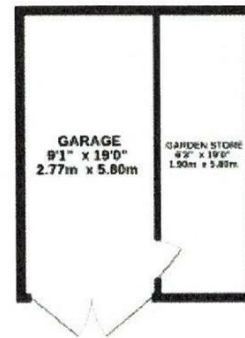
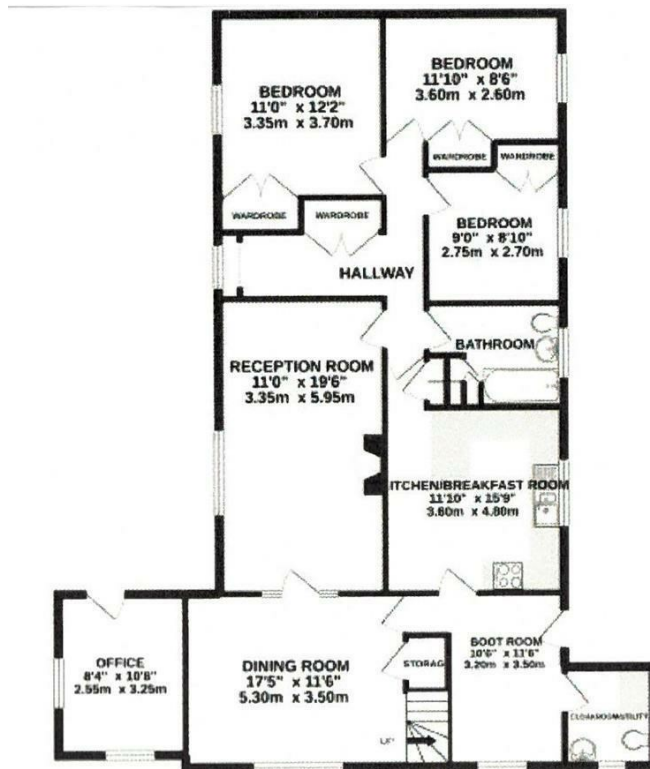
Viewings

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			
(69-80) C			73
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1698 sq.ft. (157.8 sq.m.) approx.

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 of accuracy is made.