

# BUCKS

PROPERTY AGENTS



## Cherrydown 2 The Meadows, Station Road, Cotton, Stowmarket, IP14 1NZ. Guide Price £475,000

- Spacious Detached Home
- En Suite to Master
- Sizable Garden
- Sealed Unit Double Glazing
- Private Road Leading to Quite Cul Du Sac
- Four Bedroom
- Three Reception Rooms
- Oil Central Heating
- Double Garage and Ample Off Road Parking
- Village Location

# Cherrydown 2 The Meadows, Station Road, Stowmarket IP14 4NZ

Welcome to this stunning DETACHED HOUSE located in Cotton, Stowmarket. This property boasts THREE spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With FOUR bedrooms and TWO bathrooms, there is ample space for everyone to enjoy their own privacy and comfort.

One of the standout features of this property is the parking space available for several vehicles, ensuring that you and your guests will never have to worry about finding a parking space.

Located in the charming village of Cotton, this house offers a peaceful and picturesque setting, ideal for those looking to escape the hustle and bustle of city life. The surrounding area provides a tranquil environment with plenty of green spaces to explore and enjoy.

Whether you are looking for a family home with room to grow or a peaceful retreat to call your own, this property at Station Road has everything you need. Don't miss out on the opportunity to make this house your new home.



Council Tax Band: E



#### Hallway:

With stairs to first floor, ceramic tiled floor, telephone point and radiator.

#### Cloakroom:

With window to front, low level WC, basin over vanity unit, tiled splashbacks, tiled floor and heated towel rail.

#### Dining Room:

A light airy room with patio doors and windows to rear creating a feeling of open space living, feature fireplace with multi fuel burner inset, TV point, laminate style flooring and radiator.

#### Sitting Room:

With windows to side and to the rear, TV point, laminate style flooring and radiator.

#### Study:

With window to side, telephone point, laminate style flooring and radiator.

#### Kitchen/Breakfast Room:

With window to front, range of high and low level units with a breakfast bar, ceramic sink and drainer and tiled splashbacks. Plumbing for dishwasher, integrated fridge freezer, electric double oven at eye level, electric hob with extractor hood and fan, low level lighting, ceramic tiled floor and radiator. Door leading to:-

#### Utility:

With window to front, range of high and low level units, plumbing for washing machine, space for tumble dryer, water softener, ceramic sink and drainer with tiled splashbacks, boiler, radiator and door leading to outside.

#### First Floor Landing:

With shelved airing cupboard that houses the hot water tank, further storage, radiator and loft access with ladder, the loft is boarded with power connected.

#### Master Bedroom:

A spacious room with two windows to front, TV point, fitted wardrobe and radiator.

#### En Suite:

With electric shower in cubicle, low level WC, pedestal basin, extensively tiled walls, extractor fan and heated towel rail.

#### Bedroom Two:

With windows to the side and to the rear, TV point, fitted wardrobe, laminate style flooring and radiator.

#### Bedroom Three:

With window to rear, fitted wardrobe, laminate style flooring and radiator.

#### Bedroom Four:

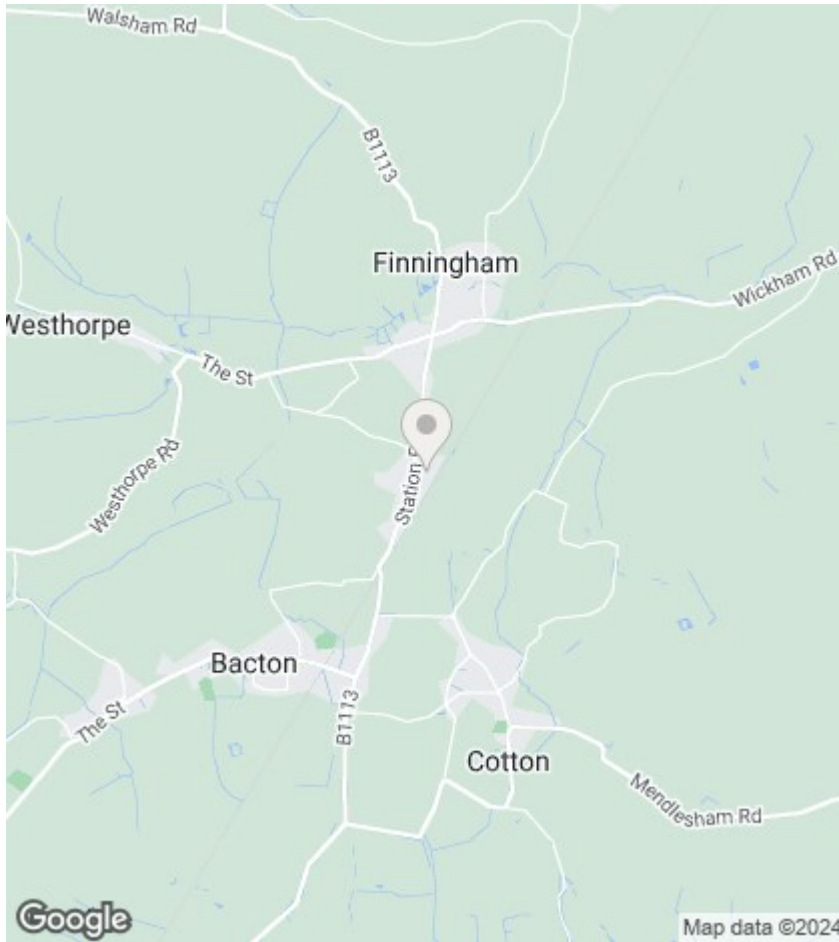
With window to rear, laminate style flooring and radiator.

#### Bathroom:

With window to front, walk in shower, sunken bath with mixer tap and shower attachment, pedestal basin, fully tiled walls and floor and heated towel rail.

#### Outside:

Access to the property is via a private road leading to a quiet cul du sac. To the front of the property is lawn and mature shrubs, trees and gravel driveway providing ample off road parking. A five bar gate leads to the rear garden and double garage with up and over doors, power and light connected with window and personnel door to side and further off road parking. The rear garden comprise of lawn, patio areas ideal for outdoor entertaining, mature shrubs and trees and for privacy and seclusion the garden is surrounded by fencing and hedging.



## 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 1st exit onto Newton Rd/B1113 Continue to follow B1113 Turn left onto Station Rd Turn right onto Silver St Slight left Slight right onto Hundred Ln Turn left at the 1st cross street onto Finningham Rd/B1113 Continue to follow B1113 Turn right Destination will be on the left

## Viewings

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

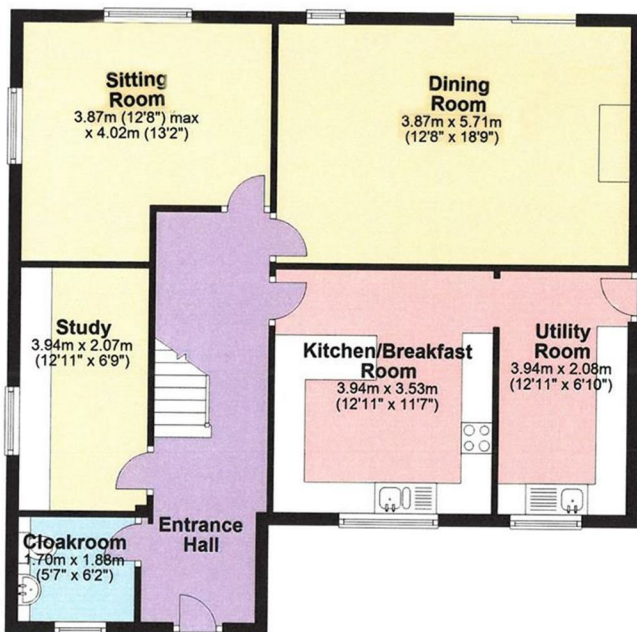
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			75
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

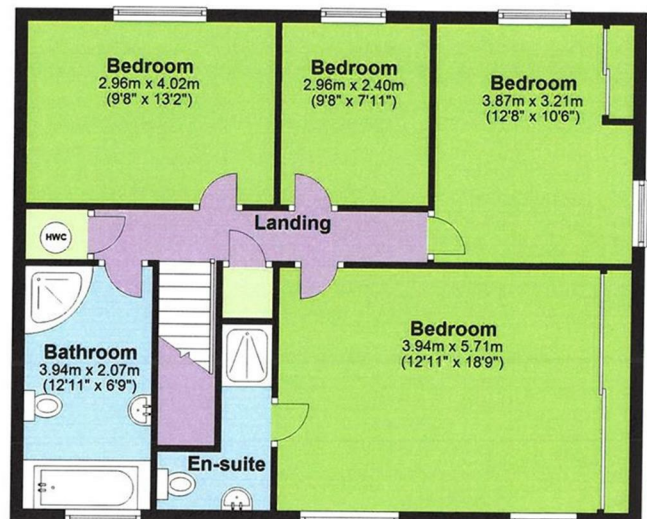
### Ground Floor

Approx. 84.6 sq. metres (910.1 sq. feet)



### First Floor

Approx. 77.6 sq. metres (835.6 sq. feet)



Total area: approx. 162.2 sq. metres (1745.7 sq. feet)