

# BUCKS

PROPERTY AGENTS



61 Maple Road, Stowupland, Stowmarket, IP14 4DH

£269,950

- Semi Detached Bungalow
- Two Reception Rooms
- Gas Radiator Central Heating
- Two Off Road Parking
- No Passing Traffic
- Two Bedrooms
- Sealed Unit Double Glazing
- Single Garage
- Quiet Location
- Desirable Village

# 61 Maple Road, Stowmarket IP14 4DH

Welcome to this charming semi detached bungalow located on Maple Road in the desirable village of Stowupland, Stowmarket. This lovely property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two bedrooms, there's plenty of space for a small family or guests to stay over comfortably.

The bungalow features a bright and airy conservatory, ideal for enjoying your morning coffee or enjoying the serene surroundings. The property also offers a bathroom for your convenience.

One of the highlights of this home is the peaceful location with no passing traffic, ensuring a tranquil and quiet living environment.

Additionally, you'll have parking space for three vehicles, making coming home a breeze.

Stowupland has many amenities including schools, local businesses, pubs and easy access to the A14 corridor. The market town of Stowmarket is only 4 minutes drive away and offers something for everyone as well as main transport links.

If you're looking for a cosy retreat in a picturesque village setting, this semi-detached bungalow on Maple Road is the perfect. Don't miss out on the opportunity to make this delightful property your own and book a viewing with us today.



Council Tax Band: B



### Hallway:

With built in cupboard, loft access with pull down ladder for access, radiator and shelved airing cupboard that houses the hot water tank.

### Bedroom One:

With window to the front and to the side and radiator.

### Shower Room:

With window to side, shower in corner cubicle, pedestal basin, low level WC, tiled splashbacks, vinyl flooring and radiator.

### Sitting Room:

With bay window to front, TV point, feature fireplace with wooden surround and electric radiator.

### Bedroom Two:

With window to rear and radiator.

### Kitchen:

With window to side, range of high and low level units, worktops and tiled splashbacks, stainless steel sink and drainer. Space for cooker, space for fridge freezer, plumbing for washing machine, wall hung boiler and radiator. Patio doors leading to the:-

### Conservatory:

A light and airy room with windows to side and to the rear, vinyl flooring, electric heater, two radiators and door leading to the rear garden.

### Outside:

To the front of the property is a driveway providing two off road parking spaces leading to a single garage with up and over door, power and light connected, shrub borders, lawn and shingle area. A side gate leads to the rear garden that comprises of lawn, shrub borders, two sheds, greenhouse, hard standing area and for privacy 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 Maple Rd Destination will be on the left

## Viewings

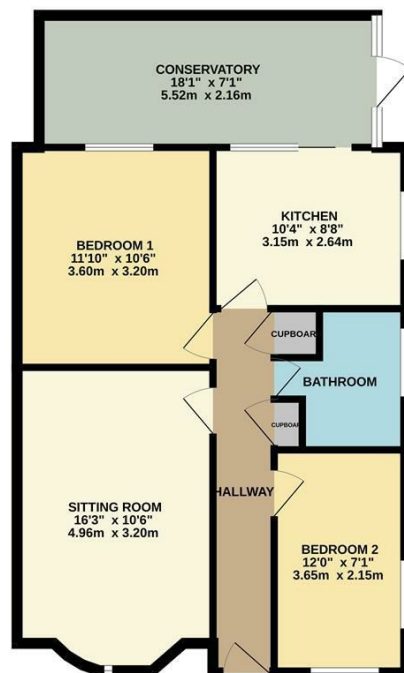
Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any 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 here are not been tested and no guarantee as to their operability or efficiency can be given.  
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