

# BUCKS

PROPERTY AGENTS



15 Saxham Street, Stowupland, Stowmarket, IP14 5DA

£350,000

- Semi Detached Cottage
- Dressing Room/Fourth Bedroom
- Garden Room
- Oil Radiator Central Heating
- Views to the Rear
- Three Bedrooms
- Morning Room
- Sealed Unit Double Glazing
- Off Road Parking
- Desirable Village Location



# 15 Saxham Street, Stowmarket IP14 5DA

Welcome to Saxham Street, Stowupland, Stowmarket - a charming semi-detached cottage that exudes character and warmth. This delightful property boasts three reception rooms, perfect for entertaining guests or simply unwinding after a long day. With three cosy bedrooms and two bathrooms, there is ample space for the whole family to relax and rejuvenate.

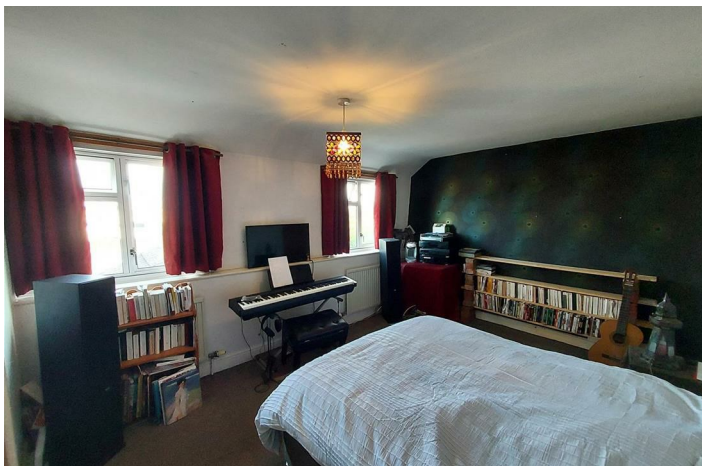
One of the standout features of this cottage is the morning room, where you can enjoy a cup of tea while basking in the gentle morning light. The garden room offers a tranquil space to immerse yourself in nature, with views to the rear that are sure to captivate you throughout the seasons. Parking will never be an issue with space for 3-4 vehicles, including off-road parking for your convenience. Whether you're hosting a gathering or simply returning home after a busy day, you can rest easy knowing that parking is readily available.

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

Don't miss this opportunity to make this charming cottage your own. Embrace the warmth and character of Saxham Street - and book a viewing with us today.



Council Tax Band: C



### Morning Room:

With two Velux windows and window to front, vaulted ceiling, tiled floor and radiator. Double doors leading to:

### Sitting Room:

With feature inglenook fireplace, large alcove, exposed beams, tiled floor and radiator. Door leading to:-

### Kitchen/Breakfast Room:

With range of high and low level units, walnut style worktops, tiled splashbacks and breakfast bar. Oven and hob with extractor hood and fan, plumbing for washing machine, space for fridge freezer, tiled floor. Archway leading to:-

### Garden Room:

With French door leading onto the rear garden, windows to rear, vaulted ceiling, tiled floor and radiator.

### Bathroom:

With window to rear, bath with shower over, basin over vanity unit, low level WC, tiled floor and heated towel rail.

## FIRST FLOOR

### Landing:

With window to side and shelved airing cupboard that houses the hot water tank.

### Dressing Room/Bedroom Four:

With radiator. The master bedroom is accessible from this room.

### Master Bedroom:

With full length window to rear with vistas over the fields, vaulted ceiling and radiator.

### Bedroom Two:

With two windows to front, fitted cupboard, TV point and two radiators.

### En Suite:

With double shower in cubicle, basin over vanity unit, low level WC, extractor fan, tiled splashbacks and heated towel rail.

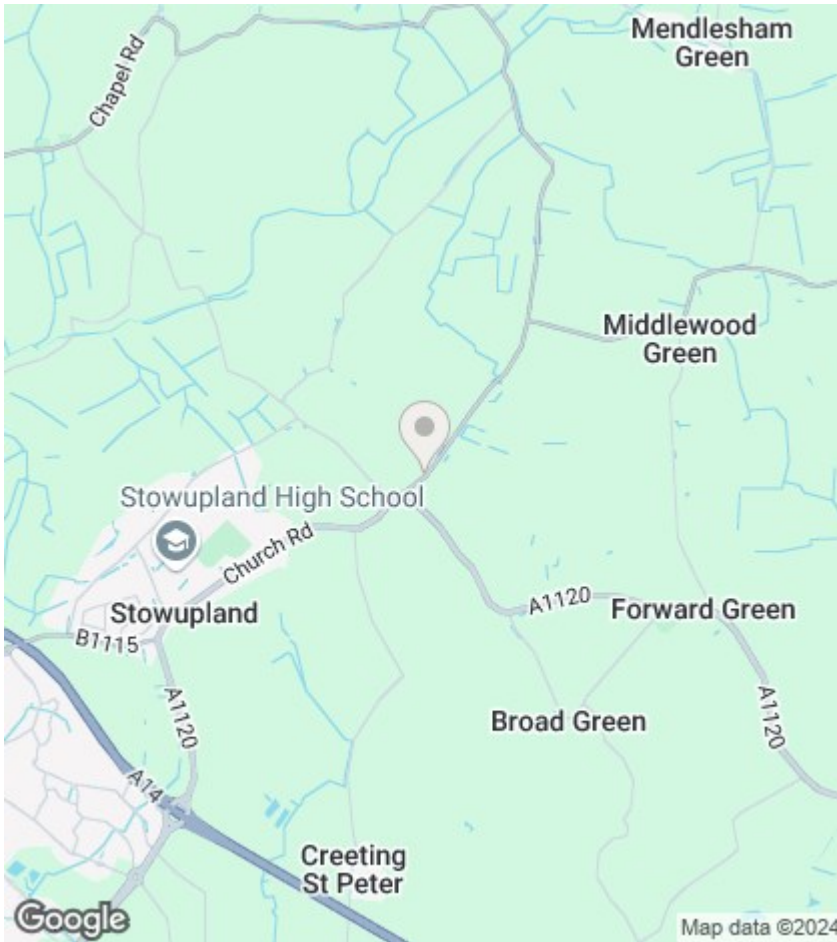
### Bedroom Three:

With window to rear and radiator.

### Outside:

To the front of the property is a gravel driveway providing off road parking for three/four vehicles. A

decorative wall and gate lead to a courtyard and front door. The front garden is fenced and hedged either side. The rear garden comprises of lawn, shrub and flower borders, trees, oil fired boiler and tank and large patio area ideal for outdoor entertaining. The property benefits from views over fields to the rear.



## Directions

Market Place, Stowmarket IP14 1DT, UK  
 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 Church Rd/A1120 Continue to follow A1120 Turn left Destination will be on the left

## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		51	64
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 142.1 m<sup>2</sup> ... 1529 ft<sup>2</sup>