

BUCKS

PROPERTY AGENTS



7 Campion Crescent, Stowmarket, IP14 2DQ

Price Guide £350,000

- Detached Bungalow
- Shower Room
- Gas Radiator Central Heating
- Established Garden
- Off Road Parking for 3 Vehicles & Single Garage
- Two Bedrooms
- Sealed Unit Double Glazing
- Conservatory
- Desirable Location
- Vacant Possession and No Upward Chain

7 Champion Crescent, Stowmarket IP14 2DQ

Nestled in the charming area of Champion Crescent, Stowmarket, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for families, retirees, or anyone seeking a peaceful retreat.

As you enter the bungalow, you are greeted by a warm and inviting atmosphere. The spacious living areas are designed for both relaxation and entertaining, providing ample space for family gatherings or quiet evenings at home. The addition of a conservatory enhances the living experience, allowing natural light to flood the space and offering a lovely view of the large established garden.

The garden itself is a true highlight of this property. It is well-maintained and provides a serene outdoor space where you can unwind, enjoy gardening, or host summer barbecues. The established plants and greenery create a tranquil environment, perfect for enjoying the beauty of nature right at your doorstep. With parking for up to 4 vehicles parking for family and guest will never be an issue.

This house offers vacant possession with no upward chain, providing you with the flexibility to move in hassle free.

Stowmarket offers something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, schools and railway station with main links to London, Norwich, Bury St Edmunds and Ipswich.

Don't miss the chance to make this delightful property your own, call us today to arrange a viewing.



Council Tax Band: C



Entrance Hall:

With door leading into the property, laminate flooring, loft access, radiator, built in cupboard and airing cupboard that houses the combi boiler.

Sitting Room:

A bright and airy room with windows to the front and side, feature open fireplace, TV point and radiator. Archway leading to:-

Dining Room:

With window to rear and radiator.

Bedroom One:

With window to front and radiator.

Shower Room:

With window to side, walk in shower, low level WC, pedestal basin, vinyl flooring and radiator.

Bedroom Two:

With window to rear and radiator.

Kitchen:

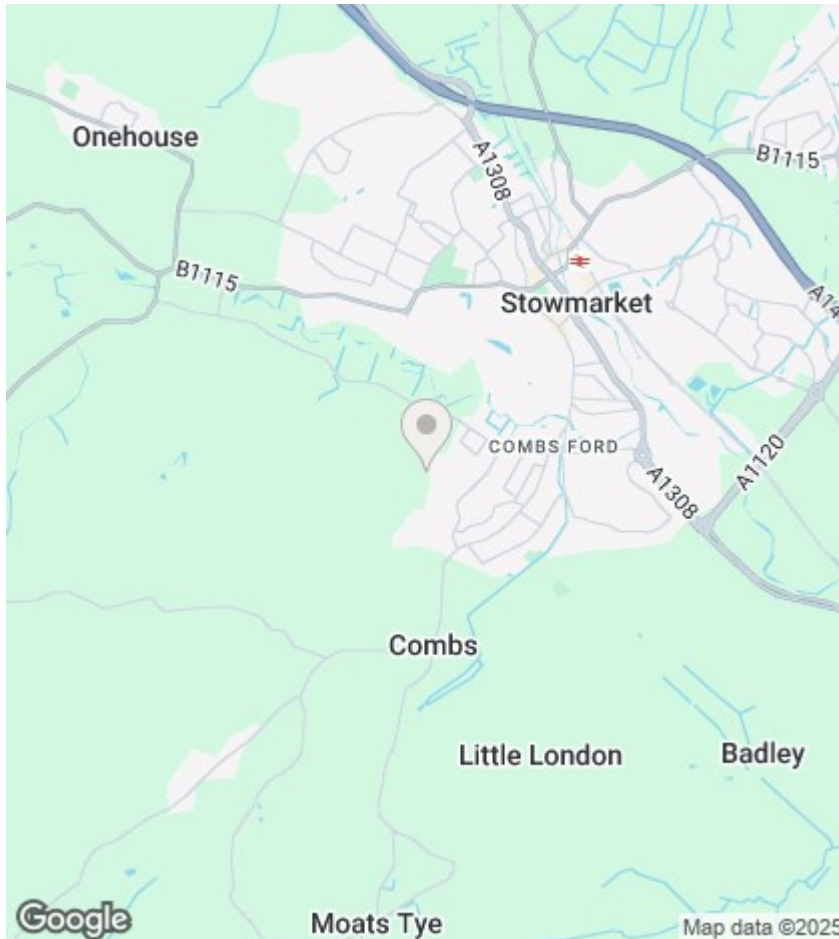
With window to rear, range of high and low level units, worktops, sink and drainer and tiled splashbacks. Electric oven and hob with extractor hood and fan, space for fridge freezer and plumbing for washing machine.

Conservatory:

With surround windows with views over the garden, door to outside and tiled floor. The water softener can be located in the conservatory.

Outside:

To the front of the property is decorative wall with gates, shingle, mature shrubs and driveway providing off road parking for up to four vehicles leading to a single garage with up and over door, power and light connected with personnel door to side. A side gate leads to the large well established rear garden that is of a generous size and comprises of a lawn, patio areas, steps leading to a paved area, mature shrubs and trees, fruit trees, raised vegetable garden, greenhouses and shed.



Directions

Head north-west on Thurlow Ct Restricted-usage road Turn left to stay on Thurlow Ct Restricted-usage road Turn right to stay on Thurlow Ct Restricted-usage road Turn right at the 1st cross street to stay on Thurlow Ct Restricted-usage road Turn left onto Bury St At the roundabout, take the 3rd exit onto Gipping Way/A1308 Turn right onto Hollingsworth Rd At the roundabout, take the 1st exit onto Ipswich Rd At the roundabout, take the 2nd exit onto Needham Rd At the roundabout, take the 2nd exit onto Combs Ln Turn left onto Baldwin Rd Turn right onto Campion Cres Destination will be on the left

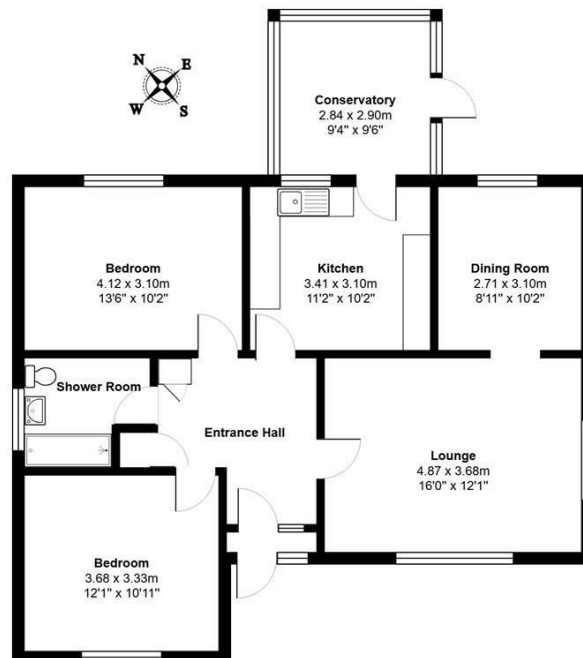
Viewings

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		85
(69-80) C	67	
(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



Total Area: 89.1 m² ... 959 ft²