

# BUCKS

PROPERTY AGENTS



Brambles Harleston, Stowmarket, IP14 3HP

Offers Over £400,000

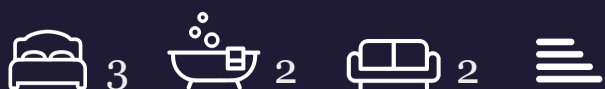
- Three Bedrooms
- Kitchen/Dining Area
- Cloakroom
- Oil Radiator Central Heating
- Excellent Size Plot
- Bungalow
- Conservatory
- Sealed Unit Double Glazed
- Double Garage
- Views Over Fields To Rear



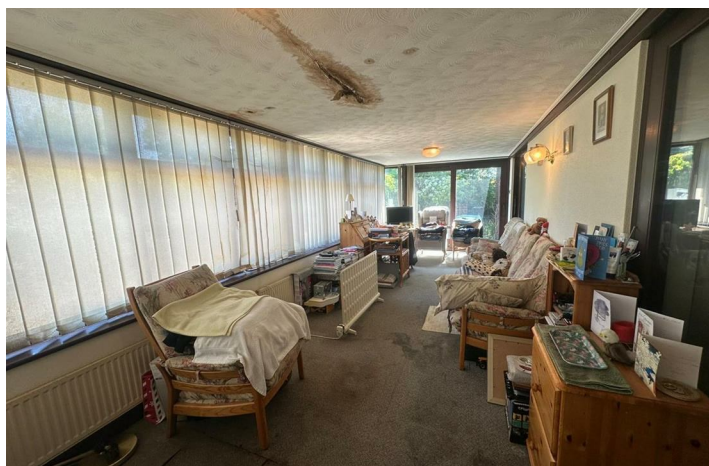
# Brambles , Stowmarket IP14 3HP

Nestled in the charming town of Harleston, Stowmarket, this delightful detached bungalow offers a serene retreat with picturesque views over the fields at the rear. Boasting three well-proportioned bedrooms, this property is perfect for families or those seeking a peaceful lifestyle. The bungalow is set on an excellent-sized plot, providing ample outdoor space for gardening or leisure activities. The rear garden features a shed equipped with power and light, making it an ideal space for hobbies or additional storage. The absence of doors on the double garage allows for easy access, providing parking for two vehicles and further enhancing the convenience of this property. Inside, the bungalow is warmed by oil radiator central heating, ensuring a cosy atmosphere throughout the year. The layout is designed for comfortable living, with a focus on practicality and ease of maintenance. This house offers no upward chain, providing you with the flexibility to move in hassle free.

This property is offering the tranquillity of rural living. Harleston is around 4 miles away from Stowmarket offering something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich. With its stunning views and spacious surroundings, this bungalow is a rare find in the market. Whether you are looking to settle down or invest, this property presents an excellent opportunity. Do not miss the chance to make this charming bungalow your new home.



Council Tax Band: F



### Entrance Hall

With stairs to first floor, understairs cupboard and radiator.

### Sitting Room

With two windows to front filling the room with natural light, electric fireplace, two storage units, TV point and two radiators.

### Dining Room

With window to front and side brightening the room with natural light and radiator.

### Family Room

With patio doors leading to conservatory illuminating the room with natural light and radiator.

### Conservatory

With windows all around and patio doors leading to rear garden and three radiators.

### Kitchen/Dining Area

With windows to rear and side, range of high and low units, sink and drainer, electric hob, electric double oven and eye level oven, water softener, space for fridge freezer, integrated dishwasher, fully tiled walls, boiler on the floor and radiator. With Dining area with window to rear, pantry, fully tiled walls and radiator.

### Cloakroom

With window to rear, low level W/C, pedestal basin, fully tiled walls, vinyl floor and radiator.

### Rear Porch

With door leading to outside and vinyl floor.

### Bedroom One

With window to front, fitted wardrobes to one wall and radiator.

### Bedroom Two

With window to rear, two double fitted wardrobes and radiator.

### Bathroom

With window to rear, bath, shower in cubicle, low level W/C, bidet, pedestal basin, shelved airing cupboard housing hot water tank, fully tiled walls, vinyl floor and radiator.

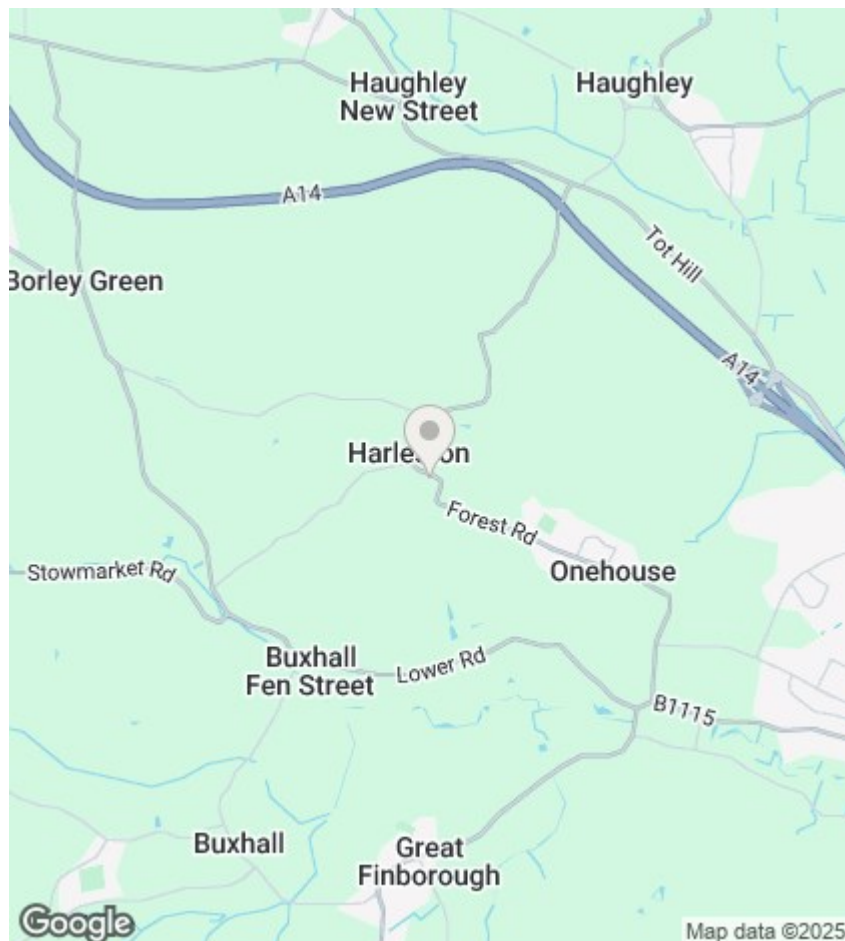
### First Floor/Bedroom Three

With two Velux windows to rear, walk in wardrobe and eaves storage.

### Outside

To the front of the property is a storm porch over the front door, driveway, mini brick wall, patio, mature hedging and trees, shrubs and double gates leading to further off road parking. To the rear of the property is a rear garden comprising of lawns, mature shrubs and trees, pathway and steps leading to back door, with further shed to the rear with power and light connected, plumbing for washing machine as currently used as utility area and for privacy and seclusion is fenced all around. With double garage with no doors and power and light connected.





## 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 Turn left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 1st exit onto Bury Rd Slight left towards Chilton Way Slight left onto Chilton Way Turn right onto Union Rd Turn right onto Starhouse Ln

## Viewings

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

## EPC Rating:

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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 