

BUCKS

PROPERTY AGENTS



26 Oxlip Way, Stowupland, Stowmarket, IP14 4DT

Guide Price £250,000

- Semi Detached Home
- En Suite to Master Bedroom
- Utility Area
- Desirable Village Location
- 4 Years NHBC Remaining
- Two Bedrooms
- Kitchen/Diner
- Cloakroom
- Immaculately Presented
- Off Road Parking for Two Vehicles

26 Oxlip Way, Stowmarket IP14 4DT

Nestled in the charming village of Stowupland, Oxlip Way presents an exceptional opportunity to acquire a beautifully maintained semi-detached house. This delightful property boasts two well-proportioned bedrooms, making it ideal for small families or couples seeking a comfortable living space. The master bedroom benefits from an en suite bathroom, providing a touch of luxury and convenience. The heart of the home is undoubtedly the kitchen diner, which features elegant French doors that open onto the garden, allowing for an abundance of natural light and a seamless connection to the outdoor space. This area is perfect for entertaining guests or enjoying family meals. The property includes a welcoming reception room, offering a cosy space to relax and unwind. Parking is a breeze with space available for two vehicles, a valuable asset in this desirable location. The house is immaculately presented, reflecting a high standard of care and attention to detail throughout. Situated in Stowupland, this home benefits from a peaceful village atmosphere while remaining conveniently close to the local amenities and only a short distance from Stowmarket that offers something for everyone from 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.



Council Tax Band: B



Hallway:

With tiled floor and stairs leading to the first floor.
Radiator.

Sitting Room:

With window to front, understairs cupboard, TV point and two radiators. Opening leading to:-

Kitchen/Diner:

A bright and airy space with a range of high and low modern gloss units, worktops, sink and drainer and tiled splashbacks. Electric oven and hob with extractor hood and fan, integrated fridge freezer, plumbing for dishwasher, radiator and tiled floor. The dining area is flooded with natural light with two full length windows to rear and french doors opening onto the garden.

Utility:

With plumbing for washing machine, worktops, cupboard housing the combi boiler and tiled floor.

Cloakroom:

With low level WC, basin, tiled floor and radiator.

FIRST FLOOR

Landing:

With loft access.

Master Bedroom:

With window to rear, built in double wardrobe with mirrored doors, TV point and radiator.

En Suite:

With window to rear, shower, low level WC, pedestal basin, laminate flooring and radiator.

Bedroom Two:

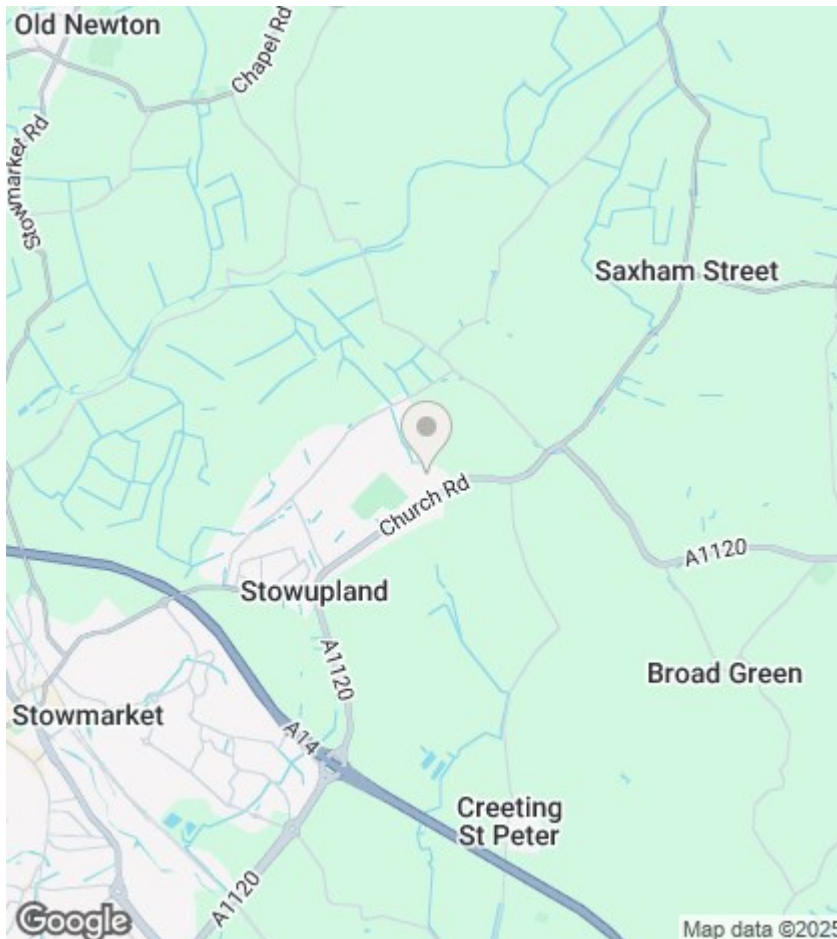
With window to front, built in cupboard and radiator.

Bathroom:

With window to side, bath with mixer tap, shower attachment and shower screen, shaver point, low level WC, pedestal basin, laminate flooring and heated towel rail.

Outside:

To the front of the property is decorative gravel and hedging with paving stones leading to the front door. There are two off road parking spaces to the side. The rear garden comprises of patio area, paving stones, lawn, sheds and for privacy and seclusion 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 Church Rd/A1120 Turn left onto Oxlip Way Destination will be on the right

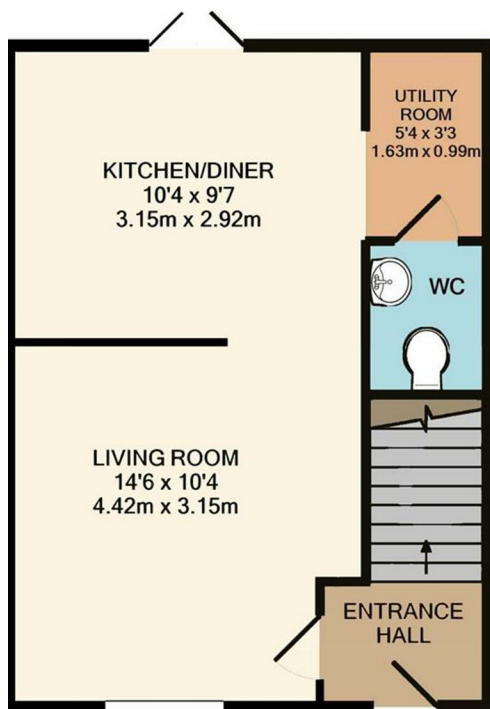
Viewings

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

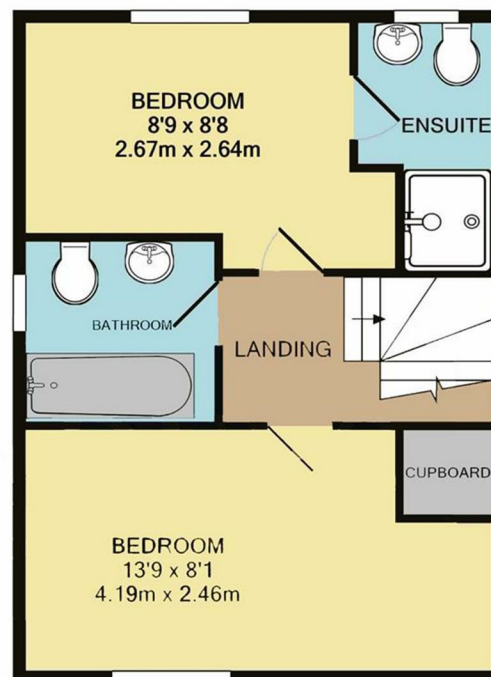
EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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



GROUND FLOOR
APPROX. FLOOR
AREA 480 SQ.FT.
(44.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 479 SQ.FT.
(44.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 959 SQ.FT. (89.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 have not been tested and no guarantee as to their operability or efficiency can be given

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