

# BUCKS

— PROPERTY AGENTS —



39 Oxlip Way, Stowupland, Stowmarket, IP14 4DT

Offers In Excess Of £265,000

- Three Bedrooms
- Kitchen/Diner
- En-Suite to Master Bedroom
- Sealed Unit Double Glazed
- Off Road Parking For 2/3 Vehicles
- Semi-Detached House
- Utility Area
- Cloakroom
- Gas Radiator Central Heating
- Village Location



# 39 Oxlip Way, Stowmarket IP14 4DT

Nestled in the charming village of Stowupland, Oxlip Way presents an exceptional opportunity to acquire a delightful detached house. This well-appointed residence boasts three spacious bedrooms, making it an ideal family home. The master bedroom features an en-suite bathroom, providing a private sanctuary for relaxation. The property includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings with family. The heart of the home is undoubtedly the kitchen/diner, which is designed with modern living in mind. With French doors leading to the rear garden, this space seamlessly blends indoor and outdoor living, allowing for an abundance of natural light and easy access to the outdoor area. In addition to the main bathrooms, the house also features a convenient cloakroom, enhancing the practicality of the layout. A utility area further complements the kitchen, providing additional storage and workspace. For those with vehicles, the property offers off-road parking for two to three vehicles, ensuring that parking is never a concern. The surrounding area of Stowupland is known for its community spirit and picturesque surroundings, making it a wonderful place to call home.

This property is not just a house; it is a place where memories can be made. With its thoughtful design and desirable location, Oxlip Way is a must-see for anyone seeking a comfortable and stylish living space in Stowupland. The property has many amenities including schools, local businesses, pubs and easy access to the A14 corridor providing access to larger towns such as Ipswich and Bury St Edmunds. The nearest railway station is about 5 minutes' drive away in the market town of Stowmarket with main rail links to London Liverpool Street, Bury St Edmunds, Norwich and Cambridge. Stowmarket also offers many more amenities such as four major supermarkets, leisure centre and cinema and medical facilities.



Council Tax Band: C



### Hall

With stairs leading to first floor, vinyl floor and radiator.

### Sitting Room

With window to front, understairs cupboard, TV point and radiator.

### Kitchen/Diner

With full length windows to rear and French doors leading to rear ideal for indoor/outdoor entertaining additionally illuminating the room with natural light, range of high gloss high and low units, sink and drainer, matching worktops and splashbacks, tiled splashbacks, electric hob with extractor hood and fan, electric eye level oven, integrated fridge freezer and dishwasher, vinyl floor and radiator.

### Utility Area

With a range of high and low units, matching worktops and splashbacks and plumbing for washing machine.

### Cloakroom

With low level W/C, basin, vinyl floor and radiator.

### First Floor Landing

With loft access.

### Bedroom One

With window to rear, built-in wardrobe with glass sliding doors, wood panelling and radiator.

### En-Suite

With window to rear, double shower cubicle, low level W/C, basin, vinyl floor and radiator.

### Bedroom Two

With window to front and radiator.

### Bedroom Three

With window to front, built-in cupboard and radiator.

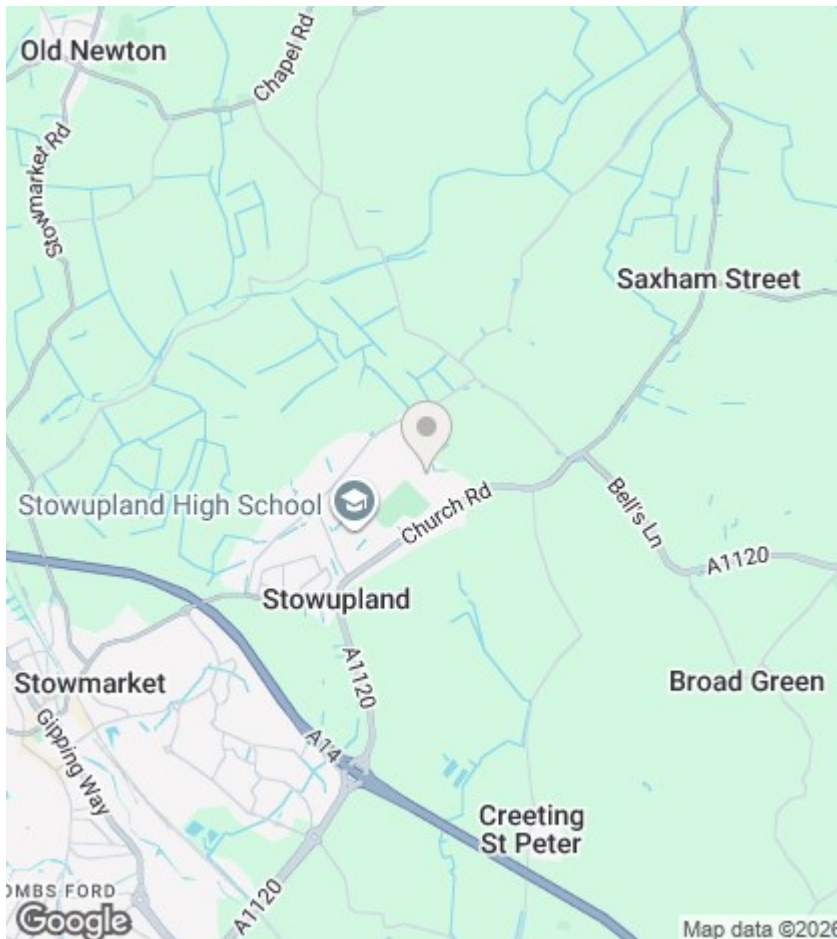
### Bathroom

With window to side, bath with mixer tap and shower attachment, low level W/C, basin, shaver point, vinyl floor and heated towel rail.

### Outside

To the front of the property is a sloped pathway leading to the front door with slate area. To the rear of the property with access through side gate is a rear garden comprising of lawn, shrub borders, shed and for privacy and seclusion is fenced and walled all around.





## 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 Turn left onto Oxlip Way Destination will be on the right Arrive:

## 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) <b>A</b>		95
(81-91) <b>B</b>	83	
(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		
England & Wales		EU Directive 2002/91/EC

