

# BUCKS

PROPERTY AGENTS



## Orchard Edge Blacksmiths Lane, Middlewood Green, Stowmarket, IP14 1DT Asking Price £610,000

- Extended 4 Bedroom Detached
- Village location
- 2 Storey Extension at rear
- Open Plan Kitchen/Dining/Snug
- Utility
- Sitting on plot of .25 Acre
- Backs onto Fields
- Oil Fired Central Heating
- 2 En Suites
- Garage and Ample off Road Parking

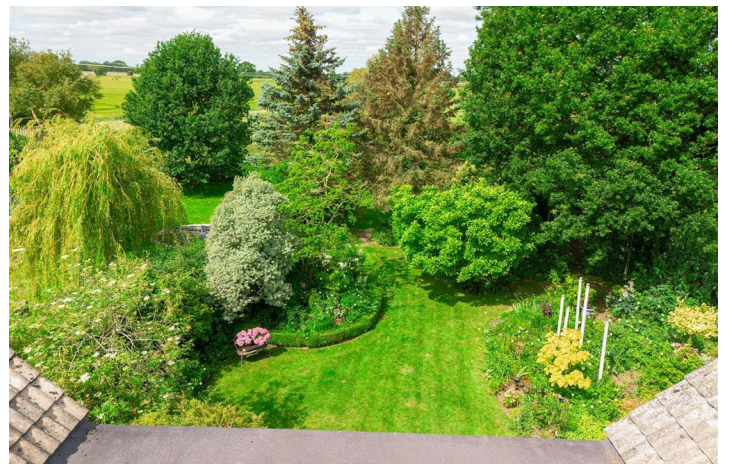
# Orchard Edge Blacksmiths Lane, Stowmarket IP14 5EU

No Onward Chain - Rarely available is this Stunning Extended 4 Bedroom property sitting on a plot of around .25 of an acre in Middlewood Green which is a village north of Stowmarket. The property has undergone major improvements and alterations under the current owners creating a spacious family home.

The property backs onto fields and sits back from the road on a quiet lane. Benefiting from Oil Fired Central Heating, Sealed Unit Double Glazing. Layout of Spacious hallway, Study, Living room, Open Plan Kitchen/Dining/Snug area, Utility, On the first floor there are 4 Bedrooms with 2 having En Suites, Modern Bathroom. Driveway at the front with parking for multiple vehicles, Garage, The rear garden is another amazing feature of this property. Well established and private and presented in different sections, Garden Room which offers tranquility away from the property. The area gives you the options for good local schools including Stonham Aspal, Debenham and Stowupland. To appreciate this property fully a visit is strongly advised.



Council Tax Band: D



### Entrance

Front door opens into the hallway, Radiator, Recessed ceiling lights, Open under stairs storage, Stairs to first floor. doors to

### Study/Playroom

10'7 x 10'9

Sealed unit Double Glazed window to front, Radiator, Fitted Units and display shelves.

### Living Room

13'9 x 14'9

Window to front, Wood Burner, Built in units either side of the chimney breast, Radiator, Door to Kitchen

### Cloakroom

6'9 x 2'6

Window to side, Wash Basin, Wc, Radiator.

### Kitchen/Diner/Snug

32'1 x 16'5 max to 8'8

By fold doors leading to the garden, Window to rear and side. Bespoke hand made kitchen with solid wood worktops, Breakfast bar with Silestone work top. Kitchen has fitted appliances including, 2 Single ovens, Microwave combi oven, Steam Oven, Smeg Hob and Extractor, Dishwasher. Recessed lights. Engineered wood flooring.

### Utility

8'4 x 7'3

Window to rear and Door to outside, Built in units and worktops, under counter space with plumbing for washing machine,

### Landing

Cupboard housing hot water tank and system.

### Bedroom 1

13'7 x 10'7

Window to rear, Radiator, Walk in wardrobe with hanging rails, Built in cupboard with hanging rails and shelving, Double doors to En Suite

### En Suite

6'4 x 10'2

Window to rear, Shower cubicle with overhead shower, Wc, Wash bowl inset into unit, Freestanding bath, Radiator.

### Bedroom 2

10'2 x 15'1

Window to front, Loft access, Radiator. Door to En suite

### En Suite

Shower cubicle with shower, Wc, Wash Basin, Towel Radiator, Window to side.

### Bedroom 3

13'5 x 10'7

Dormer window to front, Window to side, Radiator.

### Bedroom 4

13'8 x 10'5

Window to rear, Built in wardrobes with sliding mirrored doors. Radiator

### Bathroom

7 x 8'2

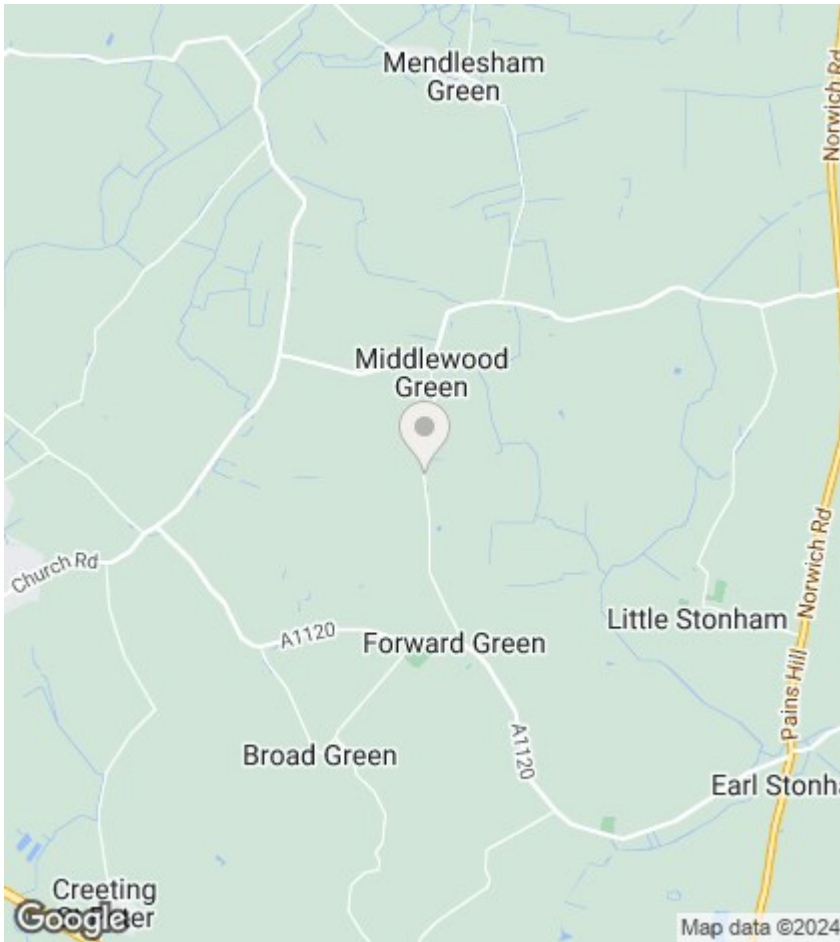
Window to rear, Modern suite, Shower cubicle with Overhead shower, Wash Basin, Bath, Wc, Sky tunnel window, Radiator

### Outside Front

Front drive is laid with Pea Shingle and accommodates space for multiple vehicles. Front garden is well stocked with mature shrubs, bushes, hedging and fencing. Side gate takes you into the rear garden. Tandem Garage to the side 24'7 x 8'5, Power and light, Side door towards the rear opening into the garden.

### Rear Garden

Most delightfully kept rear garden and a gardeners dream, Split into different areas offering privacy. Backs onto fields, Behind the garage there is an area laid with pea shingle and the Oil tank is situated, Indian Sandstone patio area, Outside lights and tap. Good selection of trees, Shrubs, plants, Trees include Oak, Fir, Magnolia, Cherry, Willow, Snake Bark, Hornbeam hedging, Areas laid to lawn, West facing, Garden Room, 12'8 x 12'6 to 9'3 - Double glazed windows, 2 Double glazed french doors, Power and light, Various sheds, Vegetable area,



## 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 Continue to follow A1120 Turn left at Bell's Ln Turn right Turn right onto Blacksmiths Ln

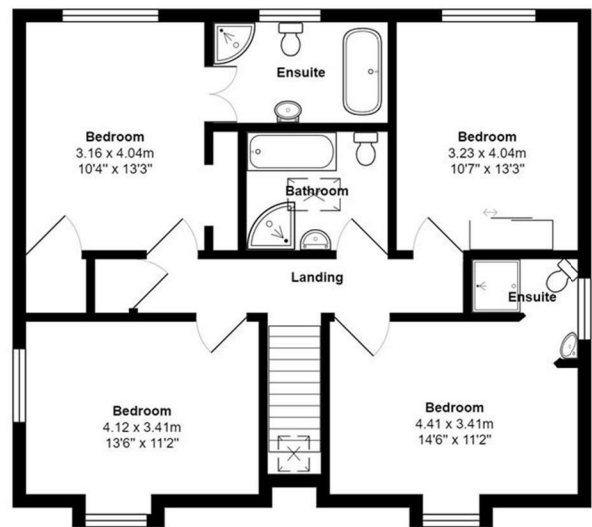
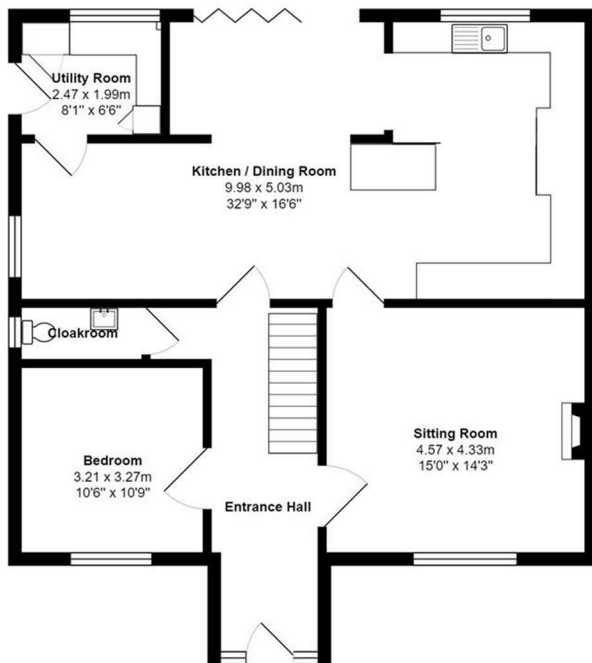
## Viewings

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	77
(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	



Total Area: 179.0 m<sup>2</sup> ... 1927 ft<sup>2</sup>

All measurements are approximate and for display purposes only