



2 Sunnyside Cottages
Stowupland, Suffolk

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2 Sunnyside Cottages, Church Road, Stowupland, IP14 4BH

Stowupland is a large village centred around a village green and approximately a mile east of Stowmarket. The well served village has numerous amenities including a High School, primary school with pre-school, petrol station/shop, two churches, post office, two butcher's shops, cafe, Chinese takeaway, fish and chip shop and two public houses. Sports are well catered for with football, cricket and bowls clubs available. A lottery grant funded gym and indoor sports facility is available for public use at the high school. Stowmarket has a more comprehensive range of schooling, shopping, recreational and cultural facilities together with a mainline rail link to London Liverpool Street.

A deceptively spacious three-bedroom semi-detached character cottage that has recently undergone significant improvements and is now presented to the highest of standards throughout whilst boasting an enviable position within this highly favoured Suffolk village. 2 Sunnyside Cottages affords everyday modern requirements such as open plan accommodation to the kitchen/dining area whilst retaining many notable period features; of particular note is the excellent display of exposed timbers and studwork to both floors. This delightful property is further benefitted by an exceptional rear garden with a superb newly designed office/workshop. Further enhancements include off street parking for two vehicles.

A delightful three-bedroom semi-detached characterful cottage that has recently undergone improvements and is now presented to an excellent order throughout.

Entrance door opening through to:

ENTRANCE HALL: Staircase rising to first floor. Door opening to;

SITTING ROOM: 15' x 12'5 (4.8m x 3.8m). Having a brick fireplace with bressummer beam and part brick and part pamment tiled hearth that creates the main focal point of the room. Delightful display of exposed timbers and studwork. Understairs cupboard. Engineered oak flooring. Front aspect. Door opening through to kitchen/dining room.

KITCHEN/DINING ROOM: 21' x 9'9 (6.4m x 3m). A wonderfully improved room that is cleverly designed into two distinctive area with the kitchen area being upgraded to include an extensive range of matching wall and base units under work preparation surfaces that incorporate a 1½ bowl sink unit with mixer tap and single drainer, induction hob with extractor hood above and oven beneath. Designated breakfast bar. Spaces for fridge, freezer and washing machine. The kitchen offers side aspect and has engineered oak flooring that leads through to the dining area that displays ceiling timbers. Door opening through to;

REAR HALL: Two further external doors, one leading to the front and the other to the rear garden. Doors opening to

BEDROOM/SNUG: 11'9 x 11'9 (3.6m x 3.6m). A wonderful versatile room currently occupied as a ground floor bedroom by the present owner, however would lend itself to a multiple of uses if so required. Rear aspect. Engineered oak flooring.

SHOWER ROOM: 8'9 x 8' (2.7m x 2.4m). A delightful suite having walk-in shower cubicle with rain head style shower and part tiled surround, wash hand basin with mixer tap and vanity cupboard beneath and W.C. with encased cistern. Heated towel rail. Tiled flooring.

First floor

LANDING: A welcoming area with front aspect. Display of exposed timbers and studwork. Doors to bedrooms.

BEDROOM 1: 12'2 x 11'0'4 (3.7m x 3.1m). A delightful room with front aspect currently occupied as a music/sitting room by the present owner

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however again would easily revert back to a bedroom is so required. Wonderful display of exposed timbers and studwork to the walls.

BEDROOM 2: 11'1 x 8'2 (3.3m x 2.5m). Being of a generous size with rear aspect and exposed timbers to the walls. Built-in storage cupboard 11'1 x 5'6 (3.3m x 1.7m).

Outside

The property is accessed via a footpath that leads to the property and continues to the side where there is a shingled driveway which allows off street parking for two vehicles and in turn to the office/workshop 15'7 x 7'1 (4.7m x 2.1m). The office/workshop has been recently designed having power and light connected, window to rear, two personnel doors, one to the front and one to the side allowing access to the rear garden. The remainder of the front garden is designed with low maintenance in mind having paved areas flanked by well stocked flowering beds, shrubs and established trees.

The rear garden is a genuine delight, laid mainly to lawn with a terrace area immediately abutting the rear of the property ideally placed for al fresco dining or enjoying the warm summer afternoons. Steps leading up to a raised lawn area which has a variety of flowering borders and a well-placed pond creating an idyllic setting. There is a vegetable garden and a variety of established trees.

SERVICES: Mains water, drainage and electricity are connected. Gas radiator heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band B.

EPC Rating: E

VIEWING: Strictly by prior appointment only through DAVID BURN Woolpit office 01359 245245.

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