



**Laburnham Cottage**  
**Stowmarket, Suffolk**

**DAVID  
BURR**







# Laburnham Cottage, Stowupland Road, Stowmarket, IP14 5AW

Stowmarket is a popular market town located in the heart of Suffolk conveniently located for the A14 which provides excellent links to Ipswich (via the A12), Bury St Edmunds and Cambridge. The town has a variety of shopping facilities, restaurants, bars as well as leisure facilities at Mid Suffolk Leisure Centre and Stowmarket Golf Club. The town supports doctor's surgeries and schooling of all ages from pre-school through to sixth form. There is a mainline rail link to London's Liverpool Street.

Nestled on the outskirts of Stowmarket, Laburnham Cottage is a charming Grade II Listed thatched four-bedroom detached period home that offers a perfect blend of countryside tranquillity and convenient town access. With its exposed timbers, fireplaces, and oak floorboards, Laburnham Cottage exudes rustic charm. Inside, you'll find an entrance hall, sitting room, dining room, kitchen, garden room, cloakroom, two ground floor rooms currently used as bedrooms and family bathroom on the ground floor and two large double bedrooms on the first floor. No onward chain.

## **A Grade II Listed detached thatched cottage on the outskirts of a popular market town with generous grounds of approaching 0.25 acres.**

### ***A Home with Character***

From the cosy sitting room to the spacious bedrooms, the cottage offers comfortable living spaces with a touch of character. The well-appointed kitchen, garden room, and study/fourth bedroom provide practicality and versatility for modern living.

### ***Convenient Location***

Located near the A14, Stowmarket offers easy access to Ipswich, Bury St Edmunds, Cambridge, and beyond. Explore the town's amenities and take advantage of the regular train services to London Liverpool Street and Norwich.

**ENTRANCE HALL:** With leaded light window to side aspect, red and black quarry tiled flooring, central light, radiator and stairs to first floor.

**SITTING ROOM:** 18'2 x 13'8 (5.5m x 4.2m). Double aspect leaded light bay window to front aspect and leaded light French doors to side. Exposed timbers. Fireplace having brick surround with oak mantle and pamment hearth. Recessed alcove, wall lights, radiator and door to:

**BEDROOM 1:** 14'1 x 14' (4.3m x 4.2m). Leaded light window to side and rear aspects. Wall lights and radiator.

**DINING ROOM:** 18'4 x 13'5 (5.6 x 4.1m). Leaded light bay window to front aspect. Exposed timbers to walls and ceiling. Red brick fireplace. Storage cupboards, wall lights and radiator.

**KITCHEN:** 23'1 x 7'4 (7m x 2.2m). Triple aspect to side overlooking the garden. Fitted with a range of matching base units, with wooden worktops over and inset with one and a half bowl white ceramic sink, drainer & brass tap. Water softener fitted under sink. Integrated dishwasher, washing machine, tumble dryer, fridge freezer and additional under-counter freezer. Freestanding Rangemaster cooker. Ceramic tiled flooring, spotlights and radiator.

**INNER HALL:** With storage cupboard and access to loft.

**FAMILY BATHROOM:** 8'5 x 5'7 (2.5m x 1.7m). Suite comprising of low-level W.C, wash basin inset in vanity unit, panelled bath with shower

# Laburnham Cottage, Stowupland Road, Stowmarket, IP14 5AW

over, partly tiled walls. Leaded light window to rear aspect, central light and radiator.

**GARDEN ROOM:** 16'3 x 10' (4.9m x 3m). Glazed sliding patio doors to rear aspect, two Velux windows, tiled floor, central and wall lights and radiator.

**SHOWER ROOM:** Suite comprising shower with part tiled surround, low-level W.C, hand wash basin set into a vanity unit. Small window to side aspect, tiled floor, central light and radiator.

**STUDY/BEDROOM 4:** 9'5 x 7'3 (2.9m x 2.2m). Window to front and side aspects. Central light and radiator.

## First floor

**BEDROOM 2:** 16' x 13'8 (4.9m x 4.2m). Leaded light window to front and side aspects. Hand wash basin set into a vanity unit with wall lights. Central light and radiator.

**BEDROOM 3:** 16'2 x 13'7 (4.9m x 4.1m). Leaded light window to front and side aspects. Original oak floor boards, central light and radiator.

## Outside

Private enclosed lawned gardens with a generous patio area at the rear, a selection of mature trees and shrubs approaching a quarter of an acre (sts). Outbuildings include brick-built storage shed and a garden shed, as well as a gated driveway providing secure off-road parking for multiple vehicles.

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

**BROADBAND AND MOBILE:** Please refer to our website and check with Ofcom.org.uk

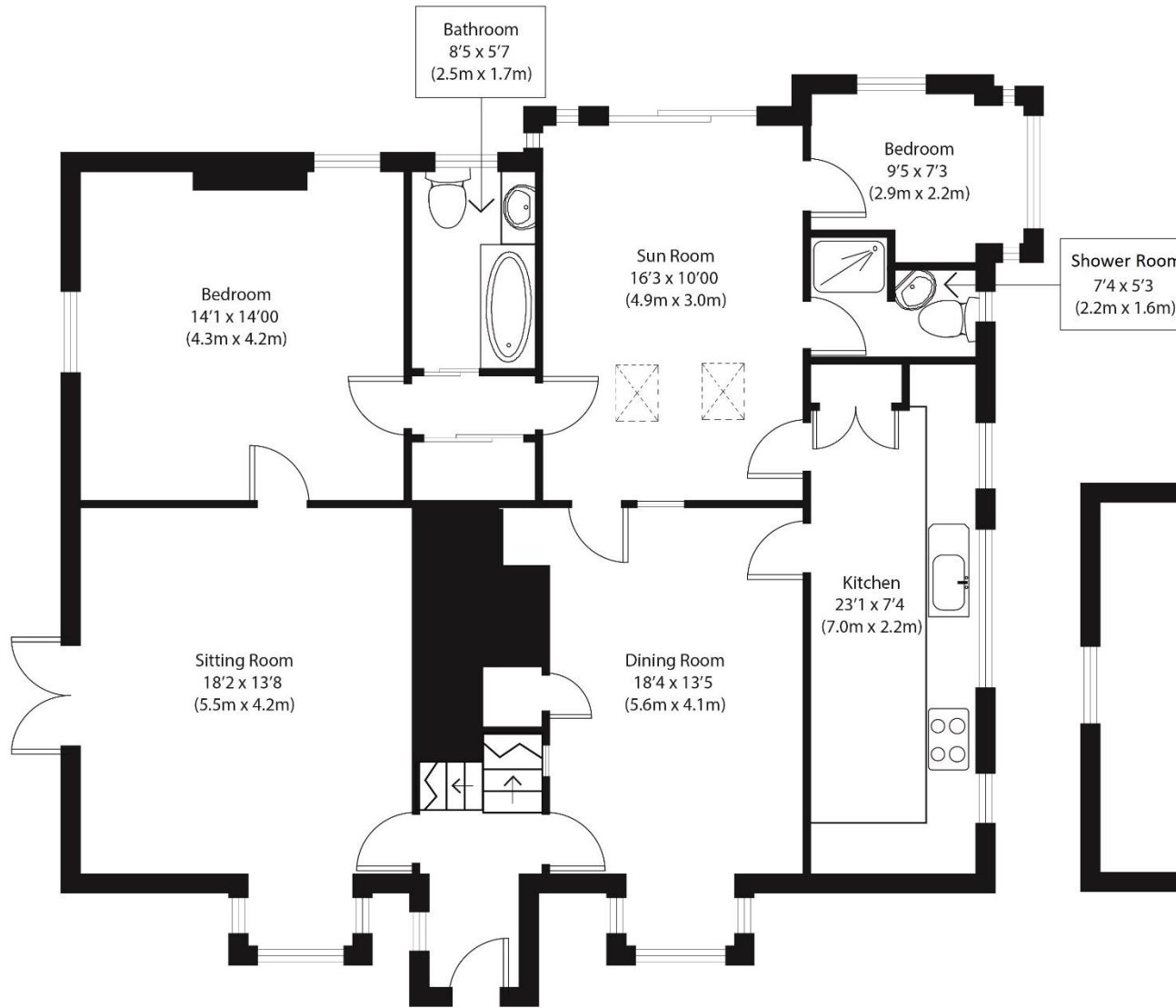
**LOCAL AUTHORITY:** Mid Suffolk District Council. Band D

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



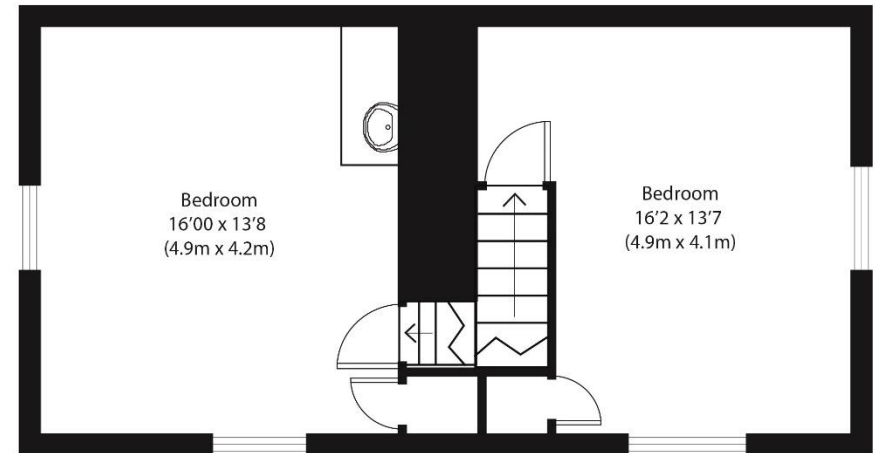
# Laburnham Cottage, Stowupland Road, Stowmarket, IP14 5A W



Ground Floor

Approximate Gross Internal Area  
1790 sq ft (166 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



First Floor



