



Total floor area 147.7 sq.m. (1,590 sq.ft.) approx

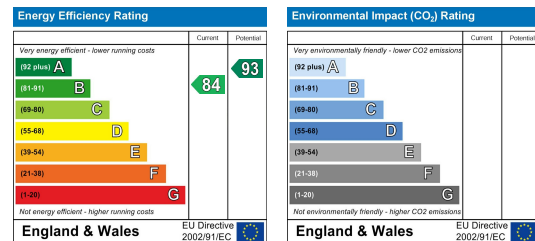
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.localagent.com



30 Acorn Way, Stowupland, IP14 4FG

£425,000

Don't miss out on the chance to acquire this recently constructed and generously proportioned detached family home situated in Stowupland. This residence is meticulously presented, showcasing enhancements made by the current owners, including upgrades to the kitchen and the addition of an appealing patio in the sunny rear garden, complete with a raised flower bed. Boasting adaptable and spacious living areas, highlights include a study/extra bedroom, a well equipped kitchen and utility room, an en-suite in the master bedroom, and garage – all detailed on our floor plan. To secure your viewing and avoid disappointment, we strongly advise arranging an early appointment.

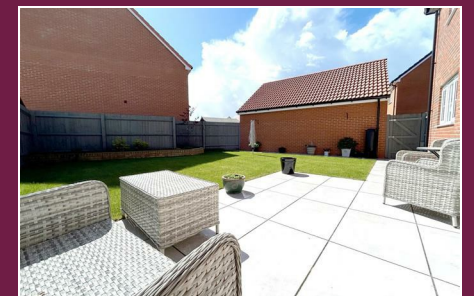


THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

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## 30 Acorn Way, Stowupland, IP14 4FG

### Stowupland

Stowupland is a small village approximately just over a mile East of Stowmarket, Suffolk. Stowupland High School is found in the village. Stowupland is centred on several village greens and was the winner of the Suffolk "Village of the Year" competition in 2006. The village has numerous amenities including, a petrol station, one butchers, Chinese takeaway, chip shop and two public houses - The Crown and The Retreat. As well as the high school there is a primary school which has an attached pre-school. 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.

### ENTRANCE HALL:

With stairs leading to first floor, built in storage cupboard and Amtico flooring, doors leading to study, lounge and....

### GROUND FLOOR CLOAKROOM:

With pedestal wash hand basin with mixer tap, extractor fan, part tiled walls, radiator and Amtico flooring.

### KITCHEN/DINER:

With double glazed window to rear, French door to rear, fitted with a range of wall and base level units with marble work tops, inset sink and mixer tap, built in oven with induction hob and extractor over, integrated dishwasher, radiator and Amtico flooring, arch leading to lounge and open plan leading to...

### UTILITY ROOM:

With door to side aspect, fitted with a range of wall and base level units with marble tops, inset sink with mixer tap, space for washing machine, water softener, boiler, radiator, spotlights and Amtico flooring.

### LOUNGE:

Open thoroughway from kitchen / diner, with double glazed window to front, and two radiators

### STUDY:

With double glazed window to front and radiator.

### FIRST FLOOR LANDING:

With access to loft, built in airing cupboard and doors leading to ...

### BEDROOM 1:

With double glazed window to front, built in double wardrobe, radiator and door leading to ...

### EN-SUITE:

With double glazed obscured window to front, shower cubicle, pedestal wash hand basin with mixer tap, low level W/C, extractor fan, part tiled walls, radiator and vinyl flooring.

### BEDROOM 2:

With double glazed window to front and radiator.

### BEDROOM 3:

With double glazed window to rear and radiator.

### BEDROOM 4:

With double glazed window to rear and radiator.

### BATHROOM:

With double glazed obscured window to rear, fitted suite comprising of a panelled bath with shower over and glass screen, close coupled W/C, with vanity sink with mixer tap, built in storage cupboards, extractor fan, part tiled walls, heated towel rail and tiled flooring.

### OUTSIDE:

To the front of the property is a garden mainly laid to lawn and driveway providing off road parking leading to garage.

### REAR GARDEN:

South facing with fenced surround, gate giving side access, the remainder is mainly laid to lawn with a raised flower bed, patio area and a pathway leading to the ...

### GARAGE: 25' x 9' (7.62m x 2.74m)

With up and over door.

### OTHER INFORMATION

Estate maintenance charge = £250 per year

### NEEDHAM MARKET:

Hamilton Smith Needham Market  
01449 722 242  
needham@hamilton-smith.com  
www.hamilton-smith.com

