



Reeds Way
Stowupland IP14 4BP
£435,000 Freehold

MaxwellBrown

Independent Property Agents

Situated on a good sized corner plot in the popular village of Stowupland this superbly presented extended four bedroomed detached family house offers 2 good sized reception rooms, well fitted kitchen, cloak room, family bathroom and conservatory along with gas central heating, double glazing, large garage/workshop and landscaped gardens to front and rear. There is a large driveway allowing parking space for numerous cars. The village offers a good range of local amenities and access to both rail and main road links within a few minutes drive.



Sealed unit double glazed door to:

Entrance hall:

Oak effect laminate flooring, LED spotlighting, radiator, stairs to first floor with cupboard under, further large built-in storage cupboard. Doors to:

Cloakroom:

Fitted with vanity unit inset wash basin and mixer tap, low level flushing WC with concealed cistern, laminate flooring, extractor fan, sealed unit double glazed window to front.

Dining room:

Oak effect laminate flooring, radiator, sealed unit double glazed window to front. Glazed double doors to:

Lounge:

Sealed unit double glazed sliding patio doors to conservatory, radiator and coving.

Conservatory:

Of 1/2 UPVC construction with a solid roof, ceramic flooring, radiator and French doors to the garden.

Kitchen:

Well fitted with a range of Shaker style cream fronted units and granite effect worktops and upstands, inset single drainer stainless steel sink unit with cupboards and integrated Beko dishwasher under, worktops, cupboards, drawers and space under, corner carousel units, eye level units pelmet lighting, space for range cooker (cooker available by separate negotiation) Belling extractor hood with lights, LED spotlighting, Oak effect laminate flooring, built-in shelved pantry, breakfast bar, sealed unit double glazed window to rear. Door to:

Garage:

Part-glazed doors to rear and front gardens, electric roller shutter door to driveway, power and light, plumbing for automatic washing machine.

First floor landing:

With radiator, smoke detector, coving, cupboard housing Worcester gas boiler serving central heating and hot water with slatted shelves. Doors to:

Bedroom 1:

With radiator, TV aerial socket, sealed unit double glazed window to front.

Bedroom 2:

2 double wardrobes with shelves and hanging space, TV aerial point, radiator, coving and sealed unit double glazed window to rear.

Bedroom 3:

With radiator, TV aerial socket, built-in wardrobe, sealed unit double glazed window to front.

Bedroom 4:

Radiator, coving and sealed unit double glazed window to rear.

Bathroom:

Fitted with a white suite comprising panelled bath with thermostatic shower, mixer tap, concertina glass shower screen, vanity unit inset washbasin, mixer tap and plunge plug, low level WC, Travertine style tiled splashbacks, heated towel rail, laminate flooring, extractor fan, sealed unit double glazed window to side.

Outside:

The property stands on a good sized corner plot enclosed to the front by picket fencing and young Laurel hedging. The large front garden is mainly lawned. There is a patio seating/barbeque area with pergola over, enclosed by low stone walls. Pedestrian access to the enclosed rear garden, sandstone patio, lawned area and concrete base for a shed, small yard giving access to garage. To the front of the garage is a large concrete block paved effect driveway allowing parking space for several cars.

Services:

It is understood that all main services are connected to the property

Agents note:

The council tax for this property is band 'C', payable to Mid Suffolk District Council,

Broadband availability

Standard 6Mbps

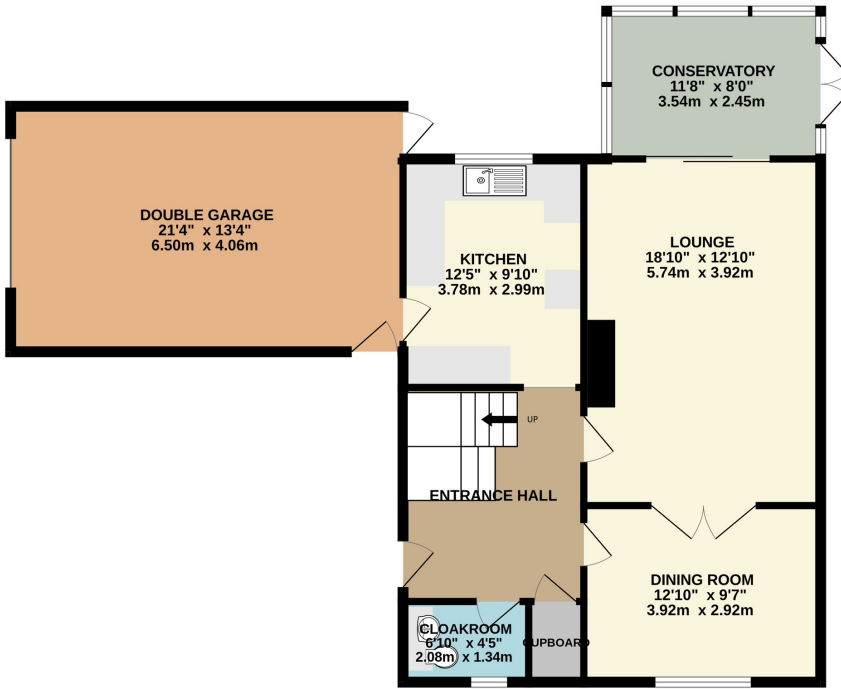
Superfast 80Mbps

Ultrafast 1000Mbps

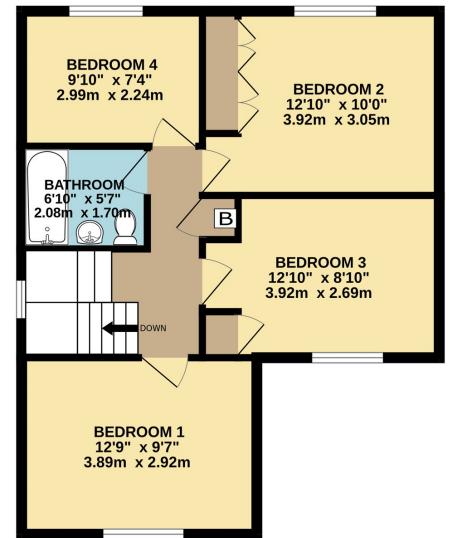
Network available Openreach



GROUND FLOOR
1015 sq.ft. (94.3 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.

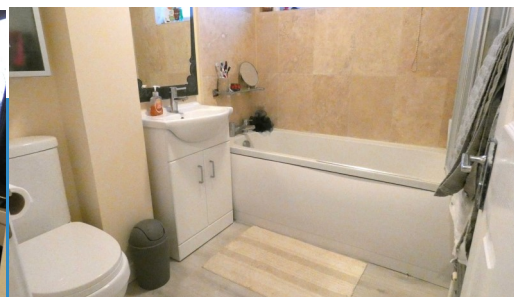


TOTAL FLOOR AREA : 1565 sq.ft. (145.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

