



Galleyford, Forward Green  
Stowmarket, IP14 5HZ

£495,000 Freehold

**MaxwellBrown**

Independent Property Agents

Located in the pretty, semi-rural village of Forward Green, approx 4 miles east of Stowmarket, this detached 3 bedroom family house has recently been completely renovated and modernised to a high standard throughout. Accommodation includes sitting room, sun room, kitchen dining room, utility, 3 bedrooms, family bathroom with further benefits of oil fired central heating and new double glazing, with lovely views to the front and rear over open farmland. The village has a thriving community and good access to both rail and road links.



**Front door into:**

**Entrance porch:**

With tiled flooring, radiator and double glazed window to side aspect. Door to:

**Hallway:**

Stairs rising to the first floor, with oak handrail and glazed balustrade, radiator.

**Sitting Room:**

Wood burning stove inset within the fireplace, radiator, double glazed window to front, further double glazed window to side aspect.

**Kitchen Dining Room:**

Brand new Howdens' fitted kitchen, with gloss wall and base cupboards and drawers, worktops over, acrylic sink and drainer with mixer tap, integrated fridge, space for a range style oven, under-stair store cupboard, radiator, double glazed window to utility, door to utility, open access through to the Sun Room.

**Utility Room:**

Fitted base unit with worktop over and space for 3 appliances, double glazed window to rear, skylight, door to rear garden, door to the garage, door to cloakroom.

**Cloakroom:**

Fitted with a space saving vanity wash basin and low level flushing WC, window to side, chrome heated towel rail.

**Sun Room:**

Double glazed bi-fold doors to the rear garden and views, large double glazed roof lantern, radiator.

**First floor landing:**

Airing cupboard housing the new hot water tank, double glazed side window, new carpet.

**Bedroom 1:**

Double glazed window to front aspect, radiator, new carpet.

**Bedroom 2:**

Double glazed window to rear aspect, radiator, new carpet.

**Bedroom 3:**

Double glazed window to side aspect, radiator, small built-in shelved cupboard, new carpet.

**Bathroom:**

Brand new fitted suite, with p-shaped bath with waterfall shower over and glazed shower screen, part tiled walls, vanity washbasin, low level WC, double glazed window to rear, vinyl flooring, heated towel rail.

**Outside:**

The front of the property is laid to lawn, with flower beds and driveway parking for several vehicles, which leads up to the single garage which has had a new garage door fitted. There

is access along both sides of the property into the rear garden, the left hand side being an extension of the garden itself. The rear garden enjoys lovely views across open farmland and incorporates a lawned area and patio, with 2 sheds and a greenhouse.

**Agent's Note:**

The following is understood :

New garage door

New sanitaryware and fittings

New radiators and pipework throughout

New windows and doors throughout

New household wiring

New interior woodwork

New Howdens' kitchen

New bathroom suite

New brushed steel light and plug sockets

Ground floor has had latex self levelling compound laid, in readiness for a new owner to lay their own floor coverings.

**Services:**

It is understood that mains water, drainage and electricity services are connected to the property

**Council tax:** band D. Mid Suffolk District Council,

**Broadband availability**

Standard Download 5Mbps

Superfast Download 48Mbps

Network available Openreach

Information supplied by Ofcom

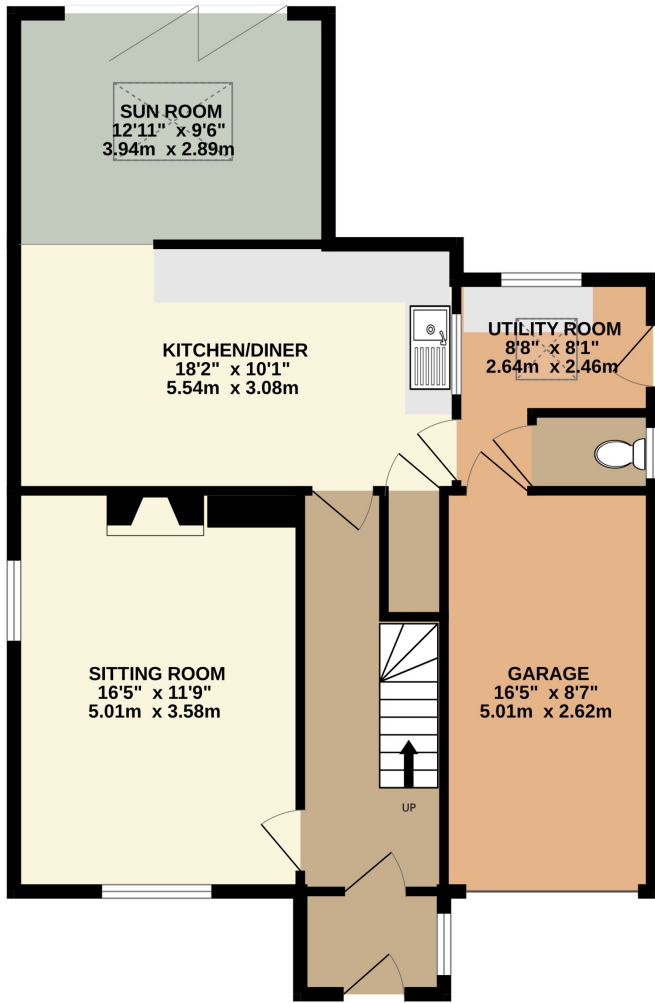
**EPC:**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

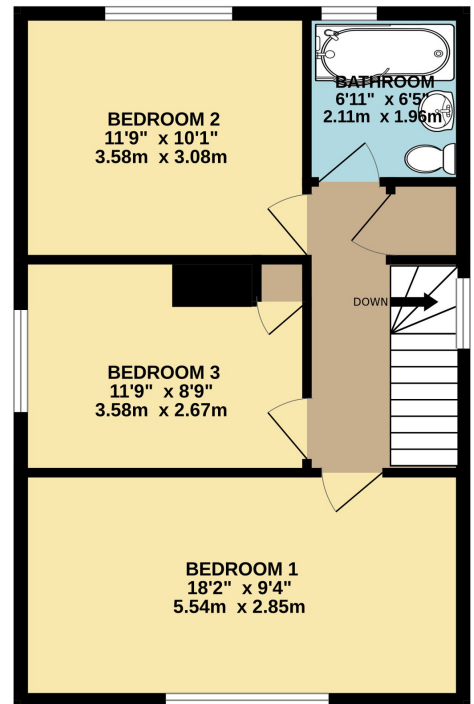




GROUND FLOOR  
822 sq.ft. (76.3 sq.m.) approx.

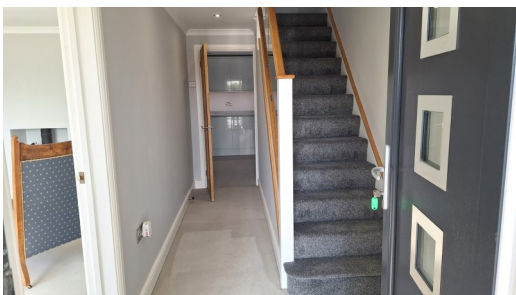


1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1328 sq.ft. (123.4 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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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.

