



Campion Crescent  
Stowmarket IP14 2DQ  
£347,500 Freehold

**MaxwellBrown**

Independent Property Agents

Situated on the outskirts of Stowmarket in a quiet, sought after crescent close to local amenities this spacious older style detached bungalow offers scope for improvement and conversion of the large loft space to create further accommodation. The property is set on a large plot with very private rear garden and benefits from Hall, Lounge, Kitchen/diner, 3 bedrooms, shower room, gas central heating, double glazing, garage and off road parking space for 2 or 3 cars. An early viewing is highly recommended.



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**Sealed unit double glazed door to porch:**

**Sealed unit double glazed door to:**

**Entrance Hall:**

With radiator, smoke detector, Danfoss thermostat controlling central heating, built-in storage cupboard, access to loft which is boarded with power and light. Doors to:

**Lounge:**

Radiator, Adam style fireplace with a fitted gas fire, marble hearth and surround and brass fender, TV aerial socket, wall and pedant lighting, coving, sealed unit double glazed window to front.

**Kitchen/diner:**

Fitted with a range of light oak fronted units comprising inset single drainer stainless steel sink unit with cupboard and drawer, worktops with cupboard and drawers under, New World gas hob, Stoves double oven in tall unit, eye level units, extractor hood, coving, built-in shelved pantry, Viesmann gas fired boiler supplying central heating and hot water, radiator, plumbing for automatic washing machine, vinyl flooring, sealed unit double glazed windows to side and rear, part-glazed door to rear garden.

**Bedroom 1:**

With radiator, coving, sealed unit double glazed window to rear overlooking the garden.

**Shower room:**

Fitted with a white suite of low level WC, wash basin with mixer tap and plunge plug housed on a buff shaker style vanity unit with Corian worktop, touch sensor demisting light-up mirror, large walk-in shower cubicle with Mira Advance electric shower, fully tiled walls, coving, inset LED spotlighting, vinyl flooring, heated towel rail, extractor fan, airing cupboard housing lagged hot water tank with immersion heater, Honeywell programmer, sealed unit double glazed window to rear.

**Bedroom 2:**

With radiator, coving, sealed unit double glazed window to front.

**Bedroom 3:**

With radiator, coving, sealed unit double glazed window to front.

**Attic Space:**

Access via a loft ladder, power and light and separate sectioned off room. The loft space stretches the entire length the property with good headroom. There is a possibility for conversion to living accommodation subject to planning consent.

**Outside:**

The front garden is enclosed by brick wall with good sized lawn, flower and shrub borders. Concrete driveway with space to park 2 or 3 cars off road which leads to the single garage with electric 'up & over' door, inspection pit, power and light and personal door to side. Side pedestrian gate to the large rear garden which is laid to lawns with a paved patio, rose and herb gardens, 3 useful sheds with power connected to one. The garden is unoverlooked, mainly enclosed by high hedging offering a high degree of privacy.

**Services:**

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

**Council Tax:** Band C. Mid Suffolk District Council.

**Broadband.** Maximum available download speeds

Standard 12Mbps

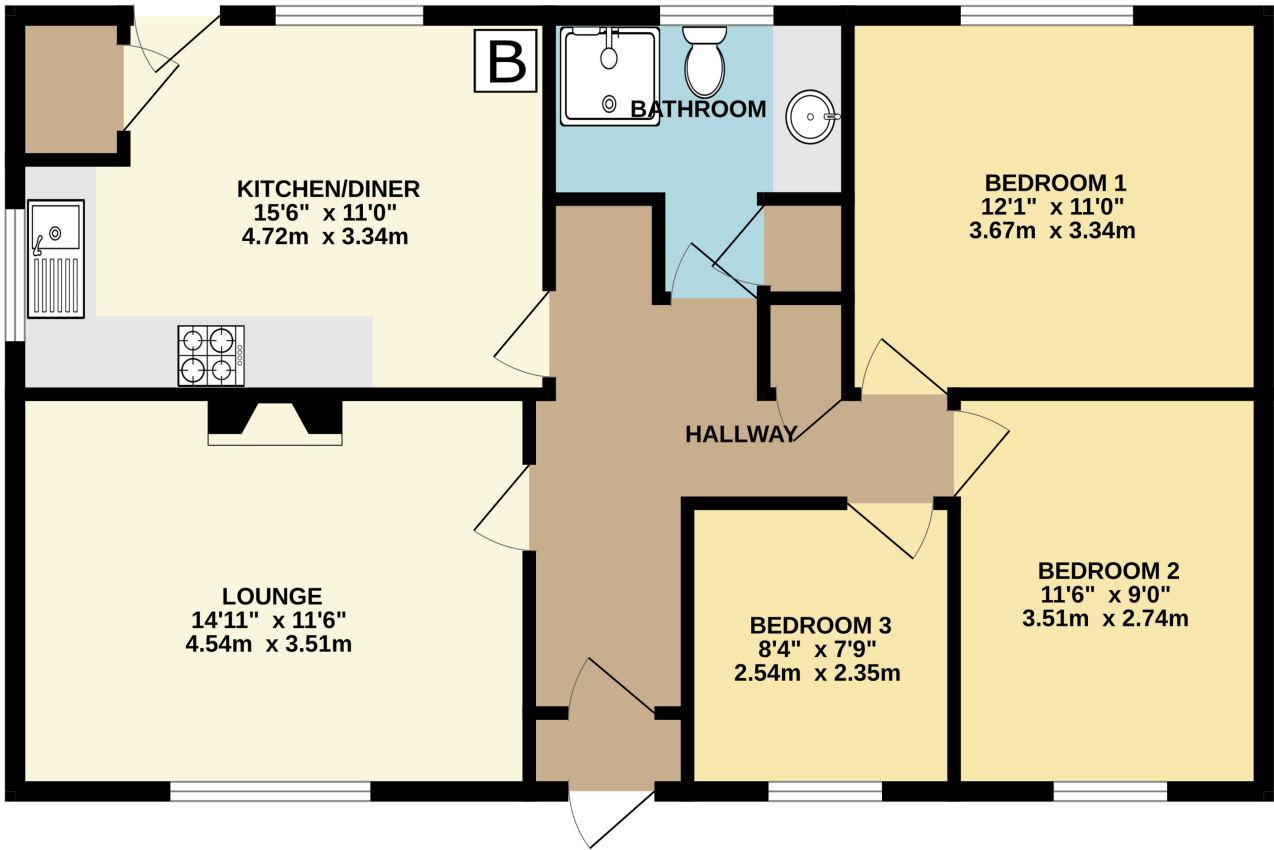
Superfast 50Mbps

Networks available Openreach

**Information source** [Ofcom.gov.uk](http://Ofcom.gov.uk)



GROUND FLOOR  
809 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		







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.

