



Maple Road,  
Stowupland. IP14 4DH  
£295,000 Freehold

**MaxwellBrown**

Independent Property Agents

A well presented, extended semi-detached bungalow situated in a quiet position in this popular well served village within easy access of Stowmarket and the A14. The property enjoys accommodation including 25' lounge/diner, kitchen, breakfast room, 2 bedrooms and bathroom. Further benefits include gas fired central heating, double glazing, garage and off road parking for numerous cars and large well kept gardens.





Sealed unit double glazed :  
door to:

#### Entrance Hall:

Coved ceiling, access to loft, smoke detector, shelved storage cupboard and airing cupboard with hot water tank and immersion heater. Doors to:

#### Bedroom 1:

Sealed unit double glazed bay window to front, radiator, coving.

#### Bedroom 2:

Sealed unit double glazed windows to front and side, radiator.

#### Shower room:

Cream suite comprising low level WC, pedestal wash basin, double walk-in shower with glass screen and sliding door, Mira Vigour electric shower, fully tiled cubicle, 1/2 tiled walls, vinyl tiled floor, radiator, coved ceiling, sealed unit double glazed window to side.

#### Lounge/diner:

Coved ceiling, television point, 2 radiators, television point, sliding double glazed patio door to the rear garden and arch opening to:

#### Breakfast room:

Vinyl flooring, tall standing pantry unit, sealed unit double glazed window to rear, part glazed door to outside and arch opening to:

#### Kitchen:

Fitted units, range of worktops with inset single drainer sink unit, cupboards, drawers and space under, plumbing for washing machine, Creda double oven, Bosch ceramic hob with extractor hood over, eye level units, Baxi gas fired boiler supplying hot water and central heating, vinyl flooring, tiled splashbacks, coved ceiling, sealed unit double glazed window to side and door returning to entrance hall.

#### Outside:

Open planned landscaped front garden laid to block paving with raised inset borders. Block paved driveway allowing parking for numerous cars leads to the single garage approx. 15'8" x 8' with up and over door, power and light, double glazed door and window to garden. Side gate leads into the large rear garden with paved patio, low brick wall leading onto block paved paths and patio with raised beds and central lawned area, rockery, aluminium greenhouse and timber shed. The garden is enclosed by close board fencing and high hedging offering excellent privacy.

#### Services:

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

**Council tax:** Band B

**Broadband:** Maximum available speeds:

Standard 19 Mbps

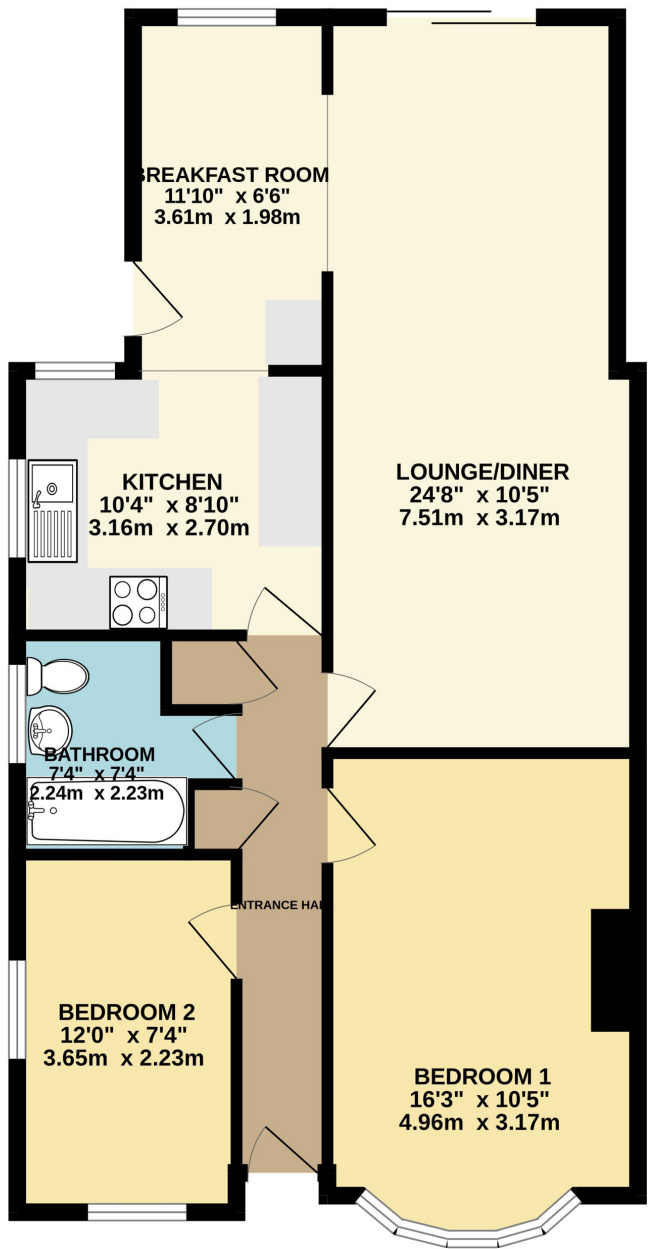
Superfast 80 Mbps

Ultrafast 1000 Mbps

Information source Ofcom.org.uk



GROUND FLOOR  
769 sq.ft. (71.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 769 sq.ft. (71.4 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.

