

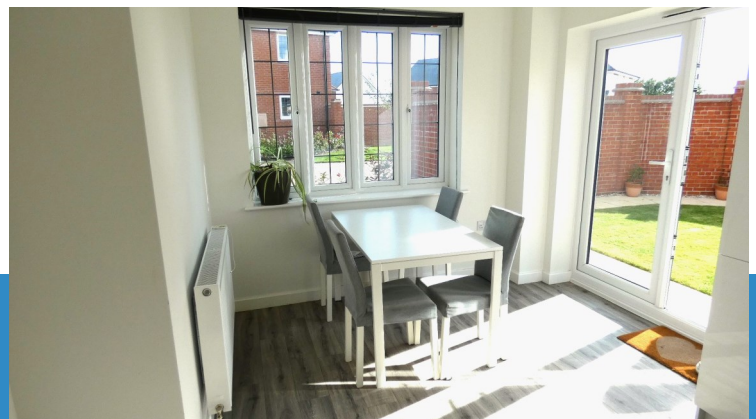


Daffodil Close  
Stowupland IP14 4FW  
£350,000 Freehold

**MaxwellBrown**

Independent Property Agents

A well presented three bedroom detached house situated in the popular village of Stowupland, with excellent range of local amenities, easy access to the A14 and 2 miles from the market town of Stowmarket. The property was built in April 2022 and has the remainder of a 10 year NHBC guarantee, along with sealed unit double glazing, gas central heating, Well fitted kitchen, en suite to bedroom 1 and family bathroom, off road parking for two cars and an enclosed rear garden.





# Daffodil Close, Stowupland IP14 4FW

## Composite door to:

### Entrance hall:

With grey oak effect LVT flooring, radiator, storage cupboard, stairs to first floor, doors to:

### Cloakroom:

Fitted with a White suite WC and wash basin with plunge plug, mixer tap and mirror over, radiator, extractor fan, grey oak effect LVT flooring.

### Lounge:

With double aspect sealed unit double glazed windows to front and side, radiator, TV aerial socket.

### Kitchen/ diner:

Fitted with a range of white gloss fronted units by Symphony Kitchens comprising 1 1/2 bowl resin sink unit with mixer tap, cupboard and space under with plumbing for automatic dishwasher and washing machine, grey worktops, glass splashbacks, range of cupboards including eye level units and a tall pantry unit, Zanussi Oven hob and extractor, Ideal Logic gas combination boiler serving heating and hot water, Electrolux integral fridge/freezer, double aspect windows and French doors to rear, grey oak effect LVT flooring, smoke detectors, radiator.

### First floor landing:

With access to loft, smoke detector, doors to over-stairs storage cupboard, doors to:

### Bedroom 1:

Large built-in double wardrobe, radiator, TV aerial socket, sealed unit double glazed window to rear, lobby and door to:

### En suite shower room:

Fitted with a white Roca suite of WC, pedestal wash basin with plunge plug and Hansgrohe mixer tap, large walk-in shower cubicle with glass sliding doors housing Hansgrohe thermostatic shower, grey tile effect vinyl flooring, porcelain tiled splashbacks, extractor fan, sealed unit double glazed window to front.

### Bedroom 2:

Radiator, Sealed unit double glazed window to front.

**Bedroom 3:** Double aspect windows to front and side.

### Bathroom:

Fitted with a white Roca suite of WC, pedestal wash basin with plunge plug and Hansgrohe mixer tap and mirror over, panelled bath with Hansgrohe shower mixer tap, plunge plug, grey tile effect vinyl flooring, heated towel rail, tiled splash backs, extractor fan, sealed unit double glazed window to side.

### Outside:

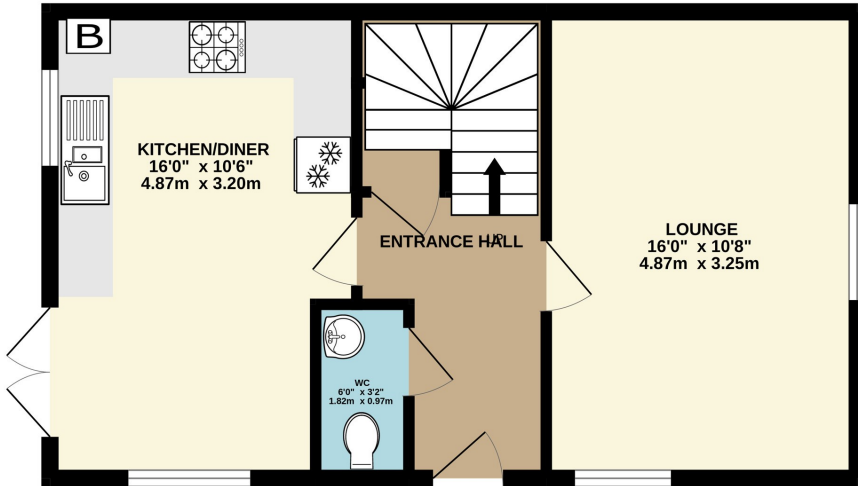
To the rear there is a paved patio and paths, grassed lawn surrounded by close boarded fencing and brick walls. Further paved area and timber garden shed. Gate to tarmac driveway with space for two cars parked in tandem. The front is open planned laid to lawn and shrub areas.

### Services:

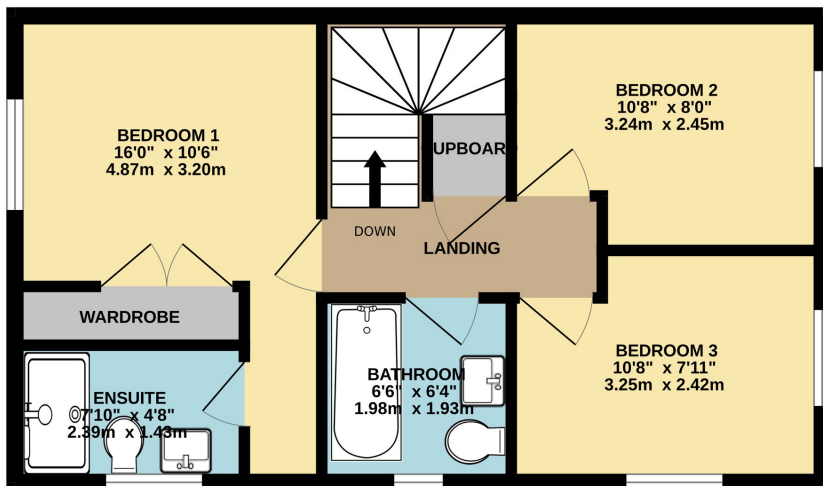
It is understood that all main services are connected to the property



GROUND FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



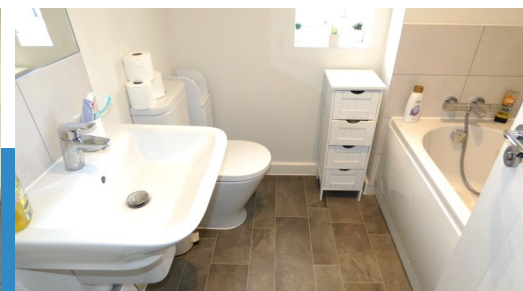
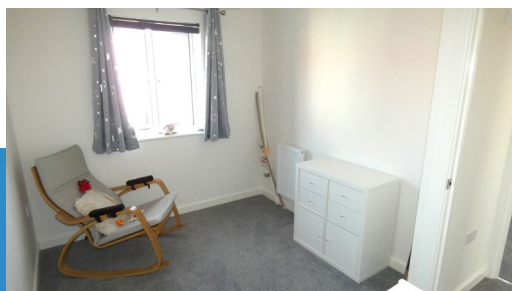
1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



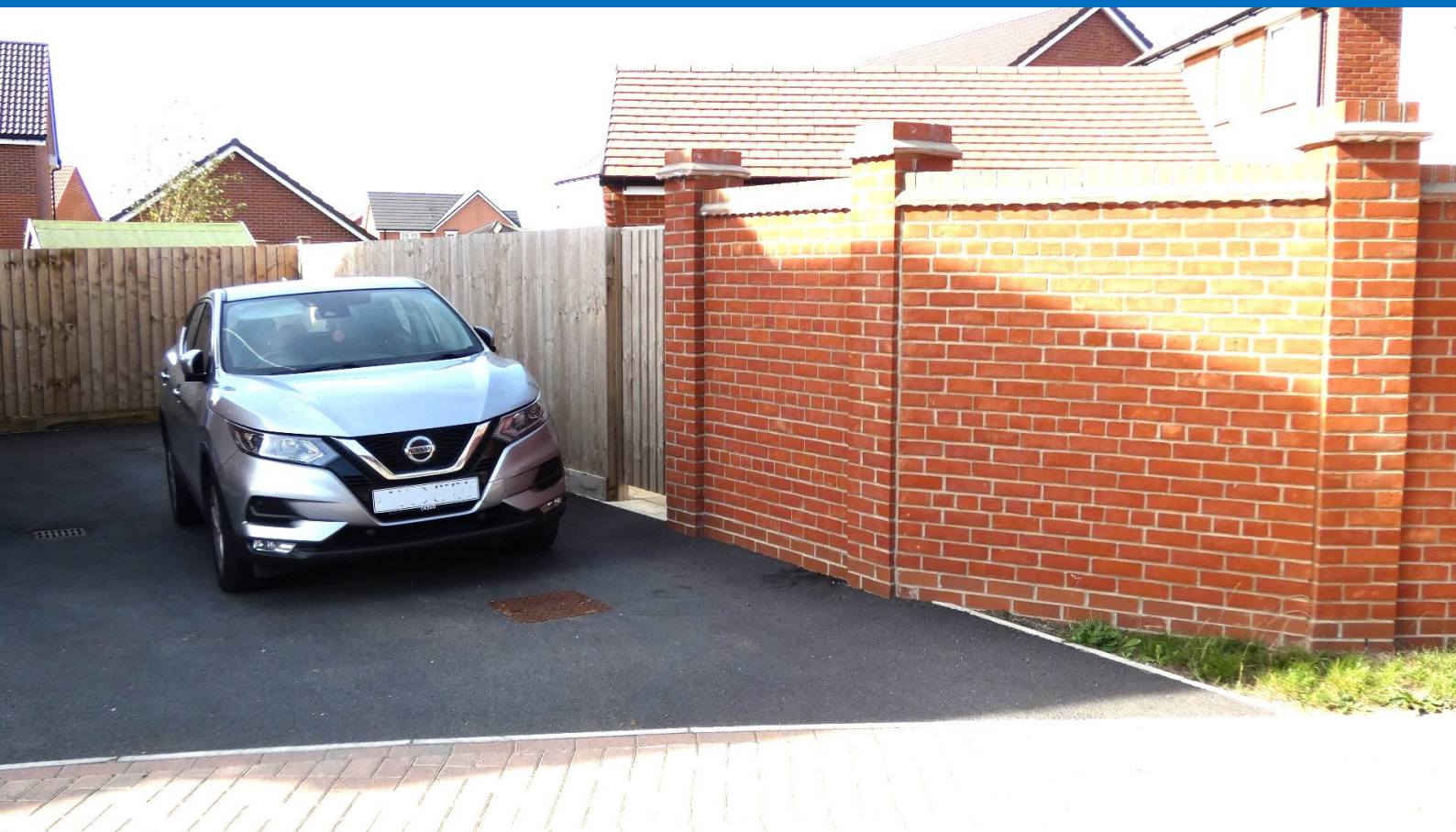
TOTAL FLOOR AREA : 884 sq.ft. (82.1 sq.m.) approx.

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)	<b>A</b>		94
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.

