



11 Temple Road

Stowmarket, Suffolk IP14 1AX

mL
PROPERTY CONSULTANTS

ML Property are delighted to offer for sale this well presented 4 bedroom house fitted on the ever popular Temple Road offering flexible and spacious accommodation. The property benefits from off road parking, a garage, ground floor bedroom with en-suite and a good size rear garden.



£535,000



x4



x2



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at a glance

- 4 Bedroom detached house
- Situated on Temple Road, an extremely popular and private road
- Off road parking and garage
- Offering flexible accommodation with a ground floor bedroom with en-suite
- Close to the town centre of Stowmarket
- Gas fired central heating
- Good sized well presented rear gardens
- A viewing is highly recommended to appreciate the space on offer



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The imposing property which as previously mentioned is situated along a extremely popular private road close to the town centre of Stowmarket affords the following accommodation - hall, sitting room, living room/dining room, WC, snug/study and a kitchen opening up into a very pleasant garden room over looking the gardens to the rear. In addition to this the ground floor benefits from a bedroom with en-suite, a utility room and integral door to the garage. The ground floor also benefits from stairs leading to a small yet dry cellar. On the first floor there are three good size double bedrooms and a family bathroom.





outside

The front of the property benefits from off road parking along with an area of garden. To the side of the property there is a covered area leading to the garage. The rear garden is of a good size, fully enclosed and predominantly laid to lawn with a patio area immediately to the rear of the property. The remainder of the garden benefits from well stocked flower beds and leads to a further part of the garden where there are some raised vegetable beds and a large garden shed.

We strongly advise a viewing of the property to appreciate the size and flexibility and pleasant gardens on offer located on this sought after private road.

location

Stowmarket provides a wide range of shopping and schooling facility along with the Mid Suffolk Sports & Leisure Centre and a main line rail station to London (Liverpool Street). The A14 dual carriageway is some 0.5 miles or so distant and provides excellent access across the region to Ipswich, Bury St Edmunds, Cambridge and beyond. There is a mainline railway station with direct links to London Liverpool Street which is approx. 90 minutes away.





ground floor

Hallway	
Sitting Room	3.34m (10'11") x 3.95m (12'11")
Living Room	3.65m (11'11") x 3.36m (11'10")
WC	
Snug/Study	2.58m (8'5") x 3.06m (10'0")
Kitchen	2.98m (9'9") x 2.08m (10'1")
Garden Room	3.71m (12'2") x 2.72m (8'11")
Bedroom	3.02m (9'10") x 2.85m (9'4")
En-Suite	2.44m (7'11") x 1.91m (6'3")
Utility Room	1.85m (6'0") x 1.93m (6'3")
Garage	5.41m (17'9") x 2.80m (9'2")

first floor

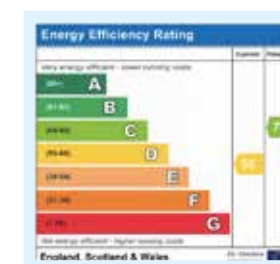
Landing	
Bedroom	3.36m (11'0") x 5.40m (17'8")
Bedroom	3.70m (12'1") x 3.42m (11'2")
Bedroom	2.70m (8'10") x 3.15m (10'4")
Bathroom	1.75m (5'9") x 2.14m (7'0")
Cellar	3.69m (12'1") x 1.84m (6')

services

Mains water, drainage and electricity. Central heating is provided from a mains gas fired boiler serving radiators. The Property is situated in Temple Road - a private road which has a resident owned Management Company - all details of the management company can be obtained from the selling agent.

Local Authority Mid Suffolk District Council - Council Tax Band E.

Please see Material Information brochure below.



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.

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