

BUCKS

PROPERTY AGENTS



12 Maple Road, Stowupland, Stowmarket, IP14 4DG

Price £320,000

- Four Bedrooms
- Kitchen/Diner
- Gas Radiator Central Heating
- No Upward Chain
- Single Garage
- Semi-Detached Bungalow
- Sealed Unit Double Glazed
- Combi Boiler Approx Two Years Old
- Off Road Parking For Several Vehicles
- Village Location

12 Maple Road, Stowmarket IP14 4DG

Situated on the charming Maple Road in Stowupland, Stowmarket, this delightful semi-detached chalet bungalow offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The heart of the home is the inviting kitchen/diner, which provides a wonderful space for family meals and entertaining friends. The sitting room, adorned with French doors, seamlessly connects to the rear garden, allowing for an abundance of natural light and a lovely view of the outdoor space. This feature not only enhances the living area but also creates a perfect setting for summer gatherings or quiet evenings. The bungalow boasts a well-appointed downstairs bathroom, ensuring ease of access for all residents and guests. For those with multiple vehicles, the property offers off-road parking for several cars, a highly sought-after feature in today's market. Additionally, a single garage is included, complete with a personnel door to the side, an up-and-over door, and both power and light connected, making it a versatile space for storage or hobbies.

This property is not just a house; it is a home that promises comfort and practicality in a peaceful setting within Stowupland has many amenities including schools, local businesses, pubs and easy access to the A14 corridor providing access to larger towns such as Ipswich and Bury St Edmunds. The nearest railway station is about 5 minutes' drive away in the market town of Stowmarket with main rail links to London Liverpool Street, Bury St Edmunds, Norwich and Cambridge. Stowmarket also offer many more amenities such as four major supermarkets, leisure centre and cinema and medical facilities. With its excellent location and thoughtful design, this bungalow is a rare find and is sure to attract considerable interest. Do not miss the opportunity to make this lovely property your own.



Council Tax Band: C



Entrance Hall

With two built-in cupboards, oak floor and radiator.

Sitting Room

With large windows to side and rear and French doors leading to rear garden illuminating the room with natural light additionally ideal for indoor/outdoor entertaining, vinyl floor and radiator.

Kitchen/Diner

With windows to rear and side, range of high and low units, sink and drainer, tiled splashbacks, gas hob with extractor hood and fan, electric oven, space for fridge freezer, plumbing for washing machine and dishwasher, cupboard housing Combi boiler, understairs pantry, tiled floor and radiator.

Bedroom One

With large window to front, oak floor and radiator.

Bedroom Four

With window to front, engineered oak floor and radiator.

Bathroom

With window to side, bath with shower over, shower screen, low level W/C, basin in vanity unit, extensively tiled walls, tiled floor, underfloor heating and heated towel rail.

First Floor Landing

With loft access.

Bedroom Two

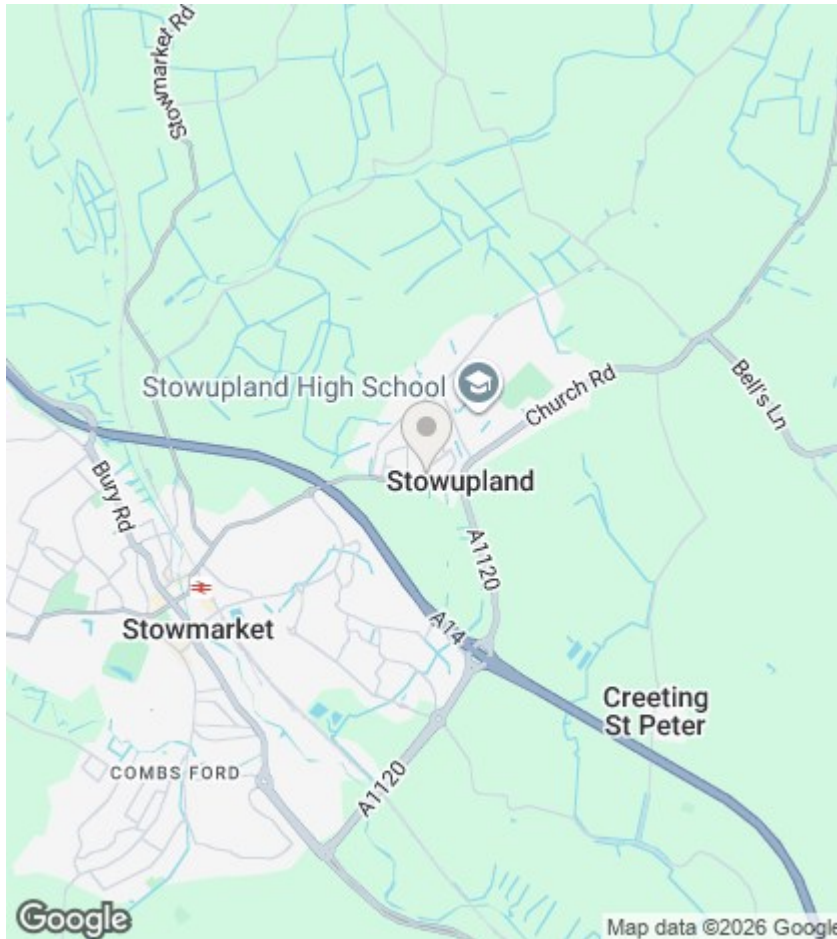
With window to side and Velux windows to front and rear, eaves storage, two built-in wardrobes and radiator.

Bedroom Three

With window to front and radiator.

Outside

To the front of the property is a driveway providing off road parking for numerous vehicles additionally leading to a single garage with personnel door to side, up and over door and power and light connected. To the rear of the property with access through a side gate is a rear garden comprising of a patio area ideal for outside entertaining, lawn, shingle area, raised borders and for privacy and seclusion is fenced all around.



Directions

Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Continue to follow B1115 At the roundabout, take the 2nd exit onto Stowupland Rd/B1115 Go through 1 roundabout Turn left onto Maple Rd Destination will be on the right Arrive: Maple Rd, Stowupland, Stowmarket IP14 4DG, UK

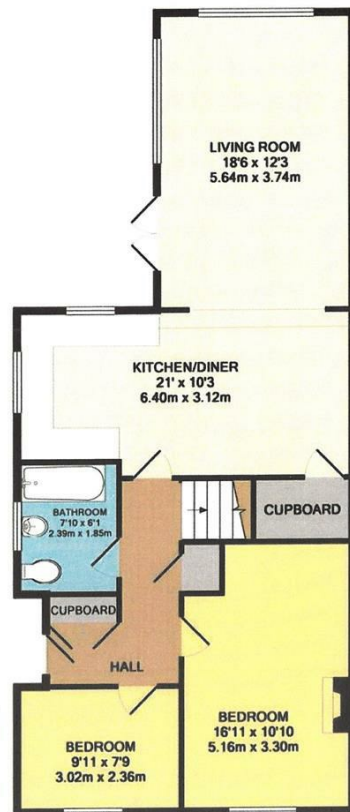
Viewings

Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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