







Celandine Close, Stowupland, STOWMARKET, IP14 4DU

Price Guide £430,000

Coakley & Theaker Est. 1996

Open House

DRAFT DETAILS

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We are pleased to present: A well presented, spacious, modern detached home, on popular development, in well-served E village close to A14 & station. Hall, Cloakroom, Sitting Room, Study/Playroom/Bedroom 5, Open-Plan Kitchen/Dining/Family Room, Utility, 4 Bedrooms – 1 En-Suite, Bathroom, Garage, Parking, Gardens, VIEW ASAP.

DIRECTIONS

From Bury St Edmunds proceed along the A14 towards Stowmarket. Turn off at junction 50, towards the A1120, signposted to Stowmarket, Needham Market and Stowupland. At the roundabout, take the first exit onto the A1120, towards Stowupland and proceed towards the village. Continue past the Garage/CoOp on the right, and The Crown Pub on the left, and proceed past the High School and Primary school, both on the left. Turn left into Oxlip Way, and take the second right turning into Celandine Close, where the property is located at the end on the left hand corner. IP14 4DU

DESCRIPTION

This attractive property, built in 2019 by Bloor Homes, is situated on a popular development, in a well-served village, and presents with brick elevations, with a tiled roof. It is particularly well presented, and enjoys a corner position with an open outlook to the front. It has built to a high specification with Bosch appliances in the Kitchen, and the splendid open-plan Kitchen/Family/Dining Room would make an excellent 'hub' of this family home. This, together with a useful Study, ideal for those wishing to work from home, and four bedrooms, makes this a highly desirable family home, and we therefore recommend viewing at the earliest convenience.

HALL

Approached via a gabled outer canopy and modern part glazed front door. Wood-effect vinyl floor, radiator.

CLOAKROOM

White suite comprising wc, wall mounted half-pedestal wash basin with mixer tap, tiled splashbacks, tiled floor, extractor fan, radiator.













SITTING ROOM 16'3" X 12'9" MAX INTO BAY (4.95 X 3.89 MAX INTO BAY)
4.95m (16'3") x 3.28m (10'9") increasing to 3.89m (12'9") into bay

TV and data points, two radiators, UPVC window to front, UPVC bay window to side.

STUDY/PLAYROOM/BEDROOM 5 8'6" X 8'1" (2.59 X 2.46)
Telephone and data points, radiator, UPVC window to front.

OPEN-PLAN KITCHEN/DINING/FAMILY ROOM 26'3" MAX X 19'4" MAX (8.00 MAX X 5.89 MAX)
MAXIMUM MEASUREMENTS. L-shaped Room. Attractive Living, Dining & Kitchen space, being the family 'hub' of the home, with practical layout, with separate designated areas, and attractive part-vaulted ceiling.

FAMILY AREA: Stairs to first floor, wood-effect vinyl floor, built-in double Utility Cupboard, part-vaulted ceiling with two Velux rooflights, radiator, UPVC window to side, UPVC glazed double doors to rear garden. Open to:

KITCHEN/DINING AREA: Range of white high-gloss base and wall mounted units, work surfaces and matching splashback upstands, inset 11/2 bowl sink unit with 'Swan-neck' style mixer tap, inset Bosch induction hob with ceiling-mounted stainless steel and glass cooker canopy over, built-in Bosch electric double oven/grill, integrated Bosch fridge/freezer, integrated Bosch dishwasher, concealed lighting, wood-effect vinyl floor, water softener, cupboard housing wall mounted gas combination boiler, LED downlights, extractor fan, two radiators, two UPVC windows to rear.

DOUBLE UTILITY CUPBOARD
White high-gloss base and wall mounted units, work surface and matching splashback upstands, plumbing for washing machine, space for tumble dryer, wood-effect vinyl floor, LED downlights, consumer unit.

FIRST FLOOR PART-GALLERIED LANDING
Built-in airing cupboard, loft access, wall light points, radiator.

BEDROOM 1 12'3" MAX INTO RECESS X 11'6" MAX (3.73 MAX INTO RECESS X 3.51 MAX)
Built-in triple wardrobes, TV point, radiator, UPVC window to side, UPVC window to front.

EN-SUITE 6'5" X 6'1" (1.96 X 1.85)
White suite comprising tiled shower enclosure with shower controls, vanity wash basin with mixer tap and storage drawers, wc, tiled splashbacks, tiled floor, extractor fan, LED downlights, chrome vertical radiator/towel rail, UPVC frosted window to side.

BEDROOM 2 12'3" X 8'2" (3.73 X 2.49)
Radiator, UPVC window to front.

BEDROOM 3 11'6" X 8'8" (3.51 X 2.64)
Radiator, UPVC window to side, UPVC window to rear.

BEDROOM 4 10'6" X 6'10" (3.20 X 2.08)
Radiator, UPVC window to rear.

BATHROOM 12'3" MAX X 6'8" MAX (3.73 MAX X 2.03 MAX)
White suite comprising panelled bath with mixer shower attachment, tiled double shower enclosure with shower controls, vanity wash basin with mixer tap and storage drawers, wc, tiled splashbacks, tiled floor, shaver point, LED downlights, extractor fan, chrome vertical radiator/towel rail, UPVC frosted window to front.

STOWUPLAND & AREA
Stowupland is a popular, well-served village, located just north of the A14, about 2 miles North-East of Stowmarket, about 17 miles South East of Bury St Edmunds, and about 12 miles North West of Ipswich. It has many amenities, including two Public Houses, Primary School, High School, Garage/Village CoOp Store, Church and Village Hall. A wider range of shops and facilities are available in nearby Stowmarket.

STOWMARKET & AREA
Many amenities are available in Stowmarket, including good shopping facilities with a twice weekly market, various supermarkets, independent traders and national chains. In addition, there are many pubs and restaurants, primary and secondary schools, leisure centre, cinema, churches and medical centre.

For commuters, Stowmarket Station is convenient and offers a mainline rail link to London's Liverpool Street, in about 90 minutes.

The A14 is within easy reach, giving access to Ipswich, Felixstowe, the east coast and the A12 to Colchester, Chelmsford and London, to the east, and Bury St Edmunds, Newmarket, Cambridge and the Midlands to the west, with Stansted Airport and London also accessed via the M11.

OUTSIDE
To the front, the property stands in a corner position, and enjoys













an open aspect, overlooking farmland. The front garden is enclosed by laurel hedging, set within slate chipping borders, and laid to lawn, with a path to the front door. Access leads to a driveway providing vehicular standing for two cars. This leads to a DETACHED GARAGE: 5.89m (19'4") x 3.17m (10'5"), with up and over style door, power and light connected, eaves storage and personal door to the side. A gate provides side access to the SOUTH-FACING rear garden. This enjoys a good level of privacy, being enclosed by brick wall and fencing, and laid principally to lawn, with slate chipping borders and inset shrubs, generous paved patio area, and outside water tap.

AGENT'S NOTE: As is common with many new developments, we understand that there is a maintenance charge, and the vendors have informed us that this is currently around £175 per annum, but we're awaiting the accurate figure. This covers upkeep of the development grounds, private driveways and communal areas.

AGENT'S NOTE: The vendor has informed us that mains gas, water, electricity and drainage are connected. The council tax band is understood to be Band E. This property was built in 2019, and there is approximately 5 years and 10 months remaining of the original 10 year NHBC warranty.

BURY ST EDMUNDS & AREA

Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millennium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the Arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.















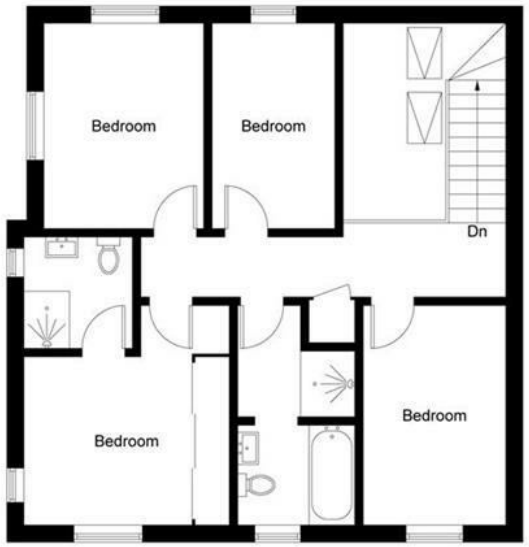




FLOORPLAN

7 Celandine Close, Stowupland. IP14 4DU

Approximate Gross Internal Area = 147.8 sq m / 1591 sq ft



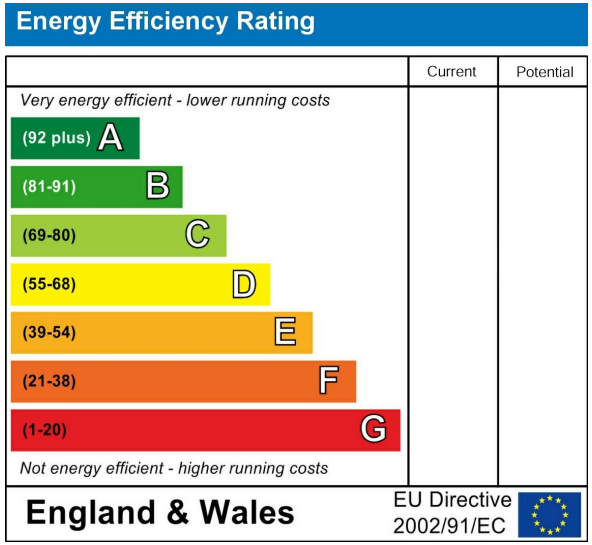
First Floor



Ground Floor

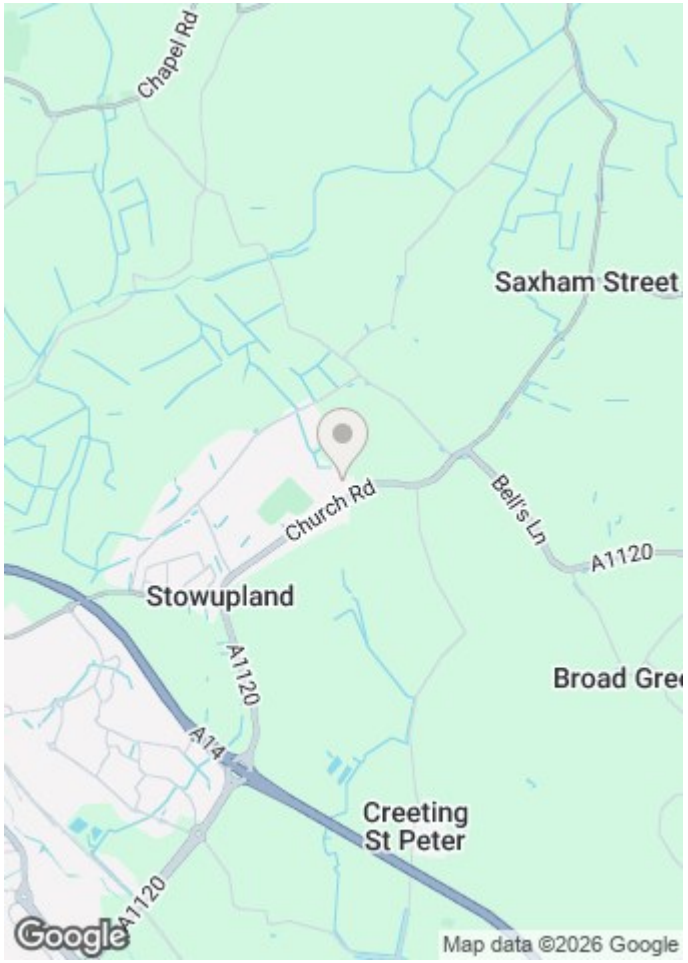
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

ENERGY PERFOMANCE CERTIFICATE



PROPERTY SUMMARY

- STOWUPLAND
- HALL, CLOAKROOM
- SITTING ROOM WITH BAY WINDOW
- STUDY/PLAYROOM/BEDROOM 5
- OPEN-PLAN KITCHEN/DINING/FAMILY ROOM
- UTILITY
- 4 BEDROOMS - 1 EN-SUITE
- BATHROOM
- GARAGE, PARKING, FRONT & SOUTH-FACING REAR GARDENS
- GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & ROOFLINE, REMAINDER OF 10 YEAR NHBC WARRANTY, POPULAR DEVELOPMENT IN WELL-SERVED VILLAGE, CONVENIENT FOR A14 & STATION, EARLY VIEWING ADVISED



Bury St Edmunds
Suffolk IP30 9UH

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Mid Suffolk Area: 01449 737 706

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Email: info@coakleyandtheaker.co.uk

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VIEWING:

Strictly by appointment with Coakley & Theaker

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i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot
verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title document. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

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