



34 Saxham Street

Stowupland, Suffolk IP14 5DA

ML Property are delighted to offer for sale this deceptively spacious, extended and much improved 4 bedroom semi detached house situated in the popular well served village of Stowupland. The property boasts far reaching views over farmland to the rear and is offered with No Onward Chain.



guide price

£450,000



x4



x2



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at a glance

- Much improved and extended 4 double bedroom semi detached property
- Extremely well presented throughout, retaining many period features of the original cottage
- Oil fired central heating, sealed unit double glazing
- Off road parking with electric car charger and pleasant gardens
- Far reaching views over farmland to the rear
- Deceptively spacious accommodation with 2 reception rooms and a good size kitchen/ breakfast room
- Master bedroom with en-suite and spacious family bathroom
- Situated on the edge of the well served village of Stowupland
- Offered with No Onward Chain



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The property has undergone extensive modernisation by the current owners yet still retains many of the period features in the original cottage. The deceptively spacious accommodation comprises - snug/playroom, inner hall/study, sitting room, utility room and an impressive kitchen/breakfast room over looking farmland to the rear.







outside

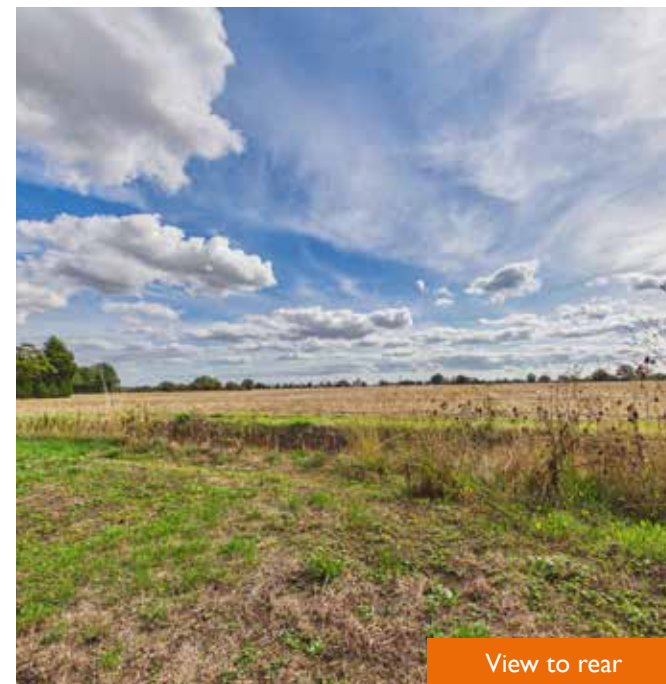
Externally and to the front of the property there is an area providing off road parking with a gate leading to the garden. A paved pathway leads to the front and side doors.

The gardens are fully enclosed by fencing and offer views over open farm land to the rear. The remainder of the garden is laid to lawn with a patio area and garden shed, oil fired boiler and oil storage tank.

We strongly advise a viewing of the property to appreciate the size on offer along with the superbly presented finish throughout the property.

location

Stowupland is a well served village approximately just over a mile East of Stowmarket, Suffolk. Stowupland High School is found in the village. Stowupland is centred on several village greens and was the winner of the Suffolk "Village of the Year" competition in 2006. The village has numerous amenities including, a petrol station, post office, two butchers, Chinese takeaway, chip shop and two public houses - The Crown and The Retreat. As well as the high school there is a primary school which has an attached pre-school. Sports are well catered for with football, cricket and bowls clubs available. A lottery grant funded gym and indoor sports facility is available for public use at the high school. Together with the popular rural activities on offer around the area.



[View to rear](#)

ground floor

Snug/Reception Room	3.74m (12'3) x 3.53m (11'6)
Sitting Room	4.09m (13'4) x 5.11m (16'9)
Inner Hall/Study	4.29m (14'0) x 3.48m (11'5)
Kitchen/Breakfast area	6.50m (21'4) x 6.13m (20'1)
Utility Room /WC	1.68m (5'6) x 1.76m (5'9)

first floor

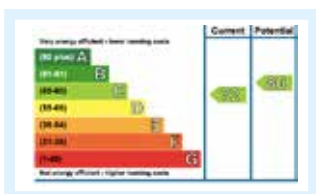
Master Bedroom	4.11m (13'5) x 3.46m (11'4)
Bedroom	2.83m (12'6) x 3.49m (11'5)
Bedroom	4.11m (13'5) x 3.14m (10'3)
Bedroom	3.17m (10'4) x 2.48m (8'1)
Bathroom	2.84m (9'3) x 2.66m (8'8)

services

The property is connected to mains electric, water and sewage. Heating is provided by an oil fired boiler serving radiators throughout.

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

Please see Material Information brochure and EPC 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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