



Little London, Stowmarket,
IP14 2ES.

Guide Price £295,000 Freehold

MaxwellBrown

Independent Property Agents

A charming grade 2 listed detached period cottage full of exposed character, set in a quiet no through lane with far reaching views over countryside, less than 10 minute drive from the market town of Stowmarket, with a good range of amenities, including mainline station giving access to London, Liverpool Street. The property has accommodation of porch, lounge, kitchen, bathroom and conservatory to the ground floor and 2 bedrooms & WC to the first floor along with large gardens to front and rear with driveway providing parking for multiple cars, electric heating and open fireplace.



Part glazed door to:

Part glazed entrance porch with vinyl floor. Superb views over open country side, pine part glazed door to:

Sitting room:

With exposed beams to ceiling, red brick open fireplace, large walk-in storage cupboard to side with coat hooks and shelving, tubular electric heater, built in high level storage cupboard, door to original brick bread oven and grate. Wall lighting, Dimplex night storage radiator. Windows to front and rear, views over countryside towards Stowmarket . Doors to:

Conservatory:

Half glazed with part-glazed door to rear garden.

Kitchen:

With exposed timbers to ceiling, butler sink with cupboard below, stained pine worksurface with Bosch dishwasher and Hoover washing machine under. Fitted pine shelf unit, Welsh dresser style unit, built in shelved pantry and base cupboards, Rangemaster electric range with three ovens, and six hot plates, tiled floor, windows to front and rear, Dimplex panel radiator, door to:

Bathroom:

Fitted white suite comprising of fitted panelled bath, pedestal wash basin, low level flushing WC, corner entry shower cubicle with Mira sport electric shower, extractor fan, window to front and rear, fitted panel radiator, vinyl flooring, tiled splash backs.

First floor:

Landing / Bedroom 2:

Built -in airing cupboard housing hot and cold water tank and immersion heater, Creda night storage radiator, windows to side and rear overlooking the garden, exposed beams, built in cloakroom with low-level flushing WC and washbasin, low doorway with original pine door leading to

Master bedroom:

Exposed tie beam and spandrels, Creda night storage radiator, windows to front and rear with superb views over open countryside.

Outside:

The property enjoys a large mature garden to the front, laid to lawn with mature hedging, sweeping driveway giving ample parking leading to the rear with a good sized garden laid to lawn with hedges and shrubs .

Services: It is understood that mains water and electricity are connected to the property. Drainage is via a private septic tank system.

Council Tax: Band D. Mid Suffolk district Council

Broadband: [Maximum Available download speeds.](#)

Standard 2Mbps

Superfast 80Mbps

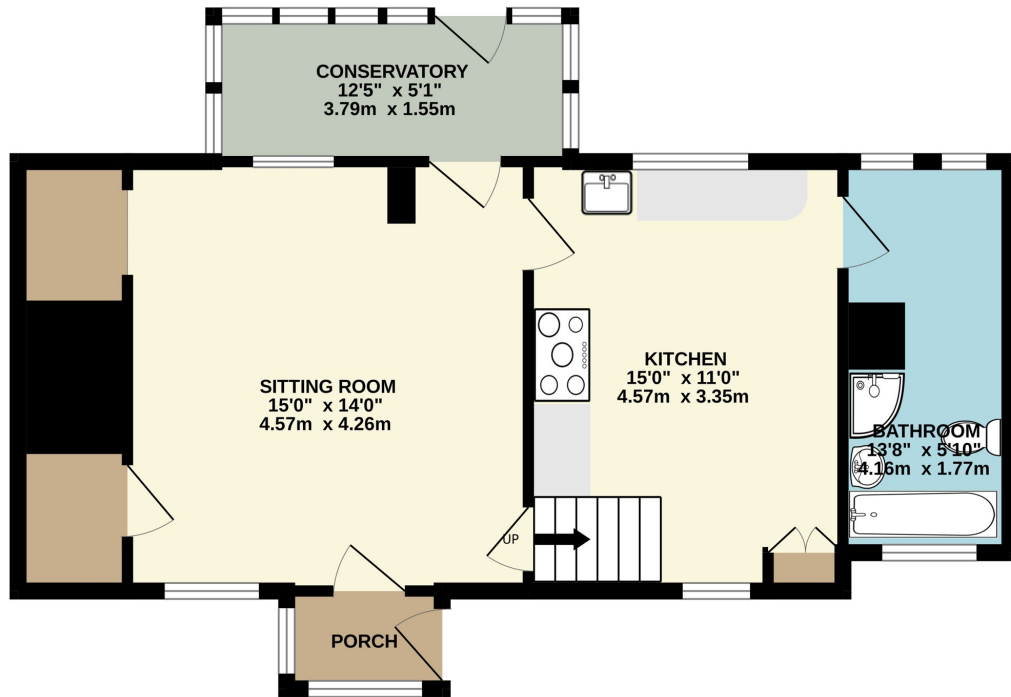
Ultrafast 1000Mbps

Information source Ofcom.gov.uk

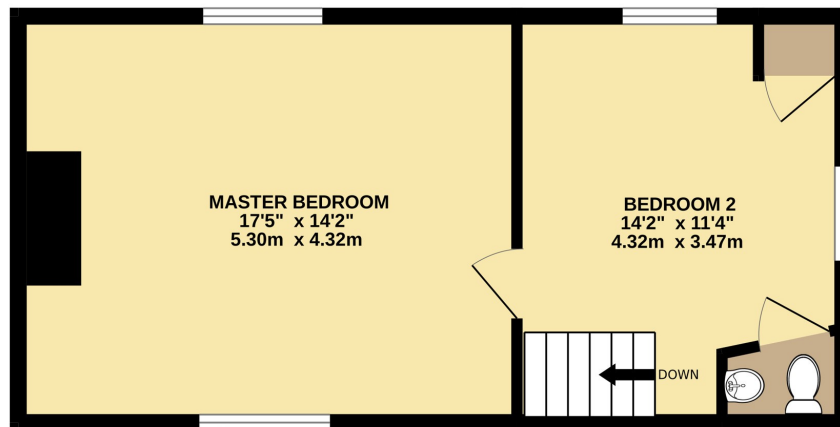
EPC: Exempt



GROUND FLOOR
568 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 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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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.

