

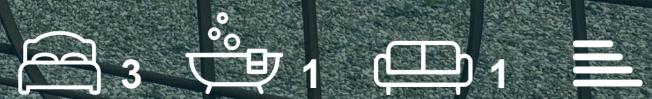


Rock Estates



Barn Cottages, Church Road
Stowupland, Stowmarket, IP14 4BG

Guide price £340,000



Barn Cottages, Church Road

Stowupland, Stowmarket, IP14 4BG

Nestled in the charming village of Stowupland, this delightful 3 bedroom house on Church Road offers a perfect blend of character and modern living. The inviting reception room serves as a warm and welcoming area, featuring exposed beams that add a touch of rustic charm. The highlight of the living space is the feature fireplace, complete with a woodburner, perfect for cosy evenings in during the colder months. The extended kitchen/dining room is the perfect space for entertaining, and the family bathroom ensures convenience for all residents.

Externally, the property offers an enclosed rear garden and also benefits from a private driveway providing parking for multiple vehicles, a valuable asset in this picturesque village setting. Residents will appreciate the close proximity to local amenities, making daily errands and leisure activities easily accessible.

Stowupland is known for its friendly community atmosphere and beautiful surroundings, providing a peaceful retreat while still being within reach of Stowmarket's broader offerings. This home is a wonderful opportunity for those looking to embrace village life without sacrificing comfort or convenience. Whether you are a first-time buyer or seeking a new home, this property is sure to impress.

Front

The property benefits from a stone front garden providing off road parking for multiple vehicles whilst retaining a sense of character. At its hearts stands the village wishing well, a unique feature that adds personality and timeless charm to the frontage.

Entrance Hall

Wooden floor. Radiator. Stairs to first floor.





Living Room
13'7" x 10'4" (4.16 x 3.17)
Sash window to front. Feature brick fireplace housing wood burner. Radiator. TV point. Wooden flooring. Exposed beams and brick work. Door to;

Kitchen/Diner
10'6" x 15'1" (3.21 x 4.60)
Window to rear. Two windows to side. Velux window. Wall and base level units with wooden worksurfaces over. Space for washing machine, dryer and dishwasher. Integrated oven and hob with extractor over. Integrated wine fridge. Ceramic sink and drainer unit with mixer hose tap over. Pantry cupboard. Feature fireplace. Storage cupboards. Exposed beams. Radiator. Tiled flooring. Door accessing the rear garden.

Bedroom One
8'4" x 9'4" (2.55 x 2.86)
Sash window to front. Two storage cupboards. Victorian fireplace. Radiator.

Bedroom Two/Office
8'4" x 9'4" (2.55 x 2.86)
Window to rear. Victorian fireplace. Radiator. Exposed beams and brick work. Stairs to bedroom three. Small understair storage cupboard.

Loft Room/Bedroom Three
15'8" max x 12'1" (4.78 max x 3.69)
Window to side. Velux window to rear. Exposed beams. Storage cupboards. Radiator. Please note this room has restricted head height to the sides of the room.

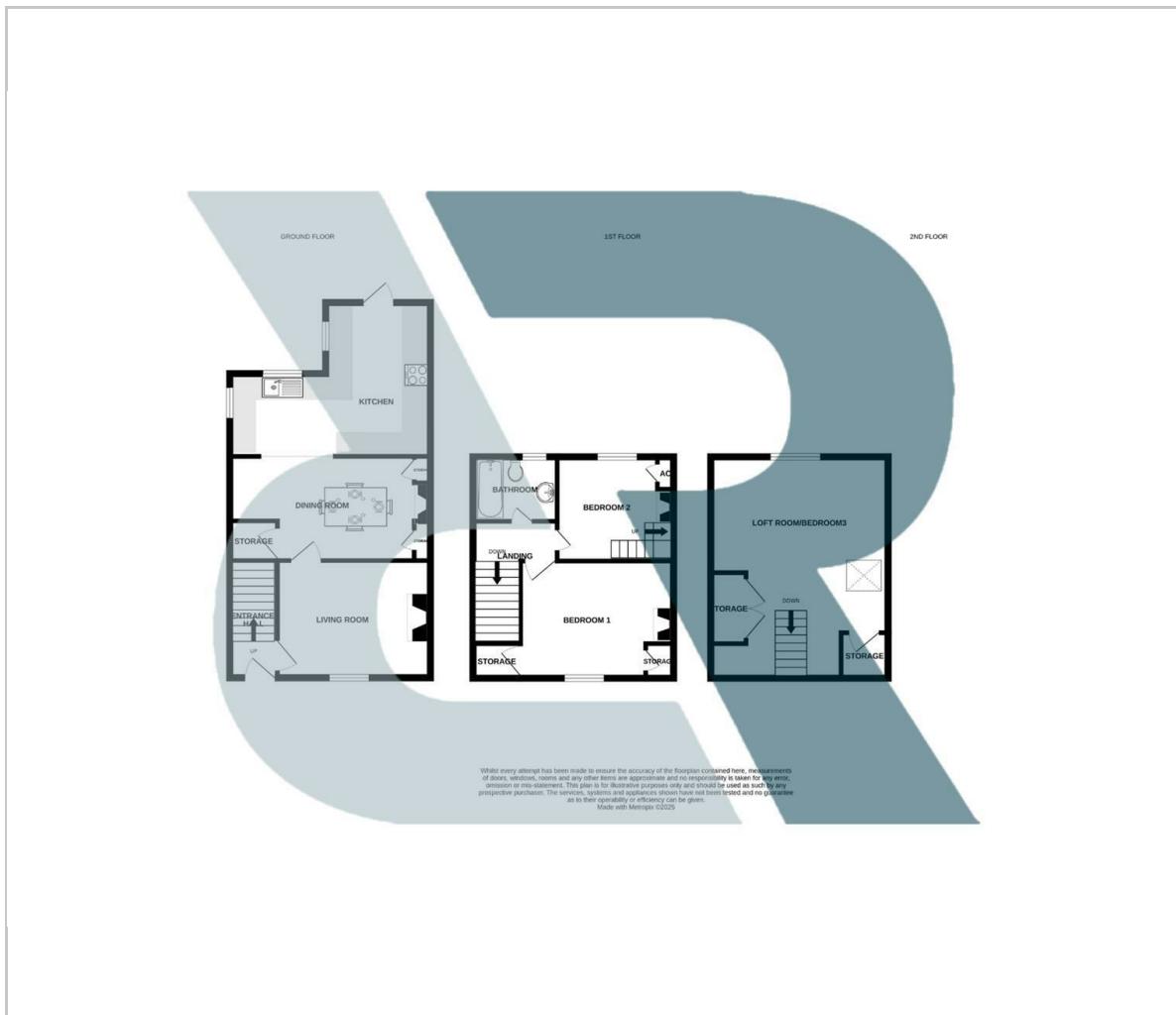


Outside

Rear Garden

The rear garden is designed with a practical low maintenance hard standing surface perfect for outdoor living. The brick shed provides useful storage whilst adding character to the space. The seating area is thoughtfully positioned to catch the best of the sunshine, making it an inviting spot to relax, entertain or enjoy a morning coffee.

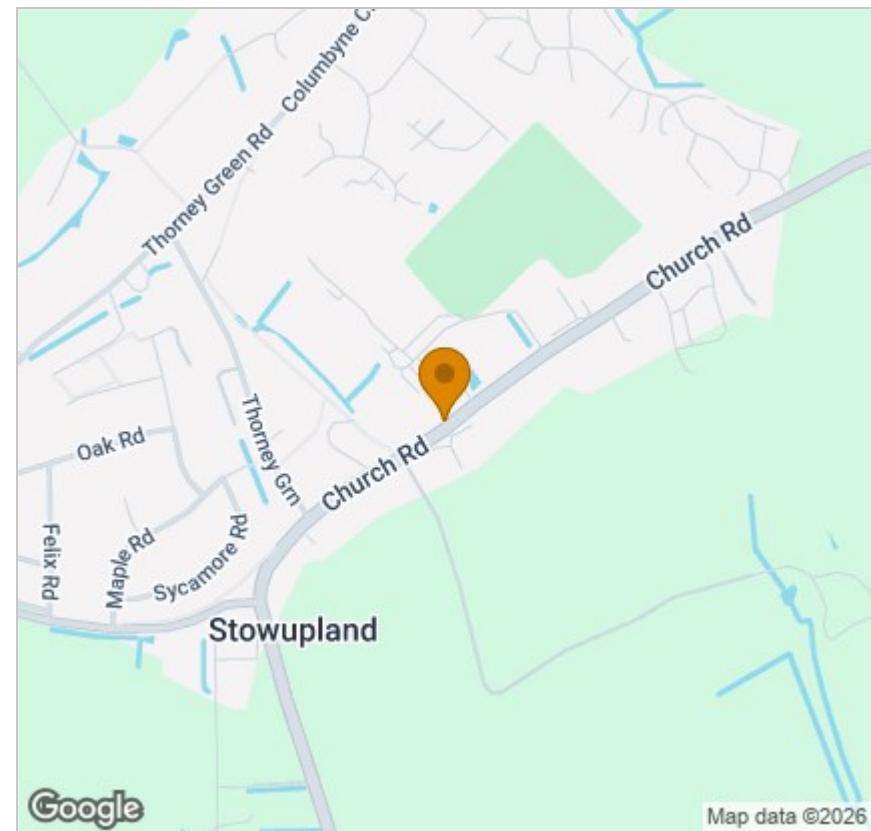
Floor Plan



Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.