

BUCKS

PROPERTY AGENTS



9 Celandine Close, Stowupland, Stowmarket, IP14 4DU

Price £445,000

- Four Bedrooms
- Kitchen/Diner/Family Room
- Gas Radiator Central Heating
- 3 Years NHBC Remaining
- Off Road Parking For Two Vehicles And Single Garage
- Detached House
- Sealed Unit Double Glazed
- Combi Boiler
- South Facing Rear Garden And Views Over Fields To Front
- No Upward Chain

9 Celandine Close, Stowmarket IP14 4DU

Located in the charming Celandine Close, Stowupland, this delightful four-bedroom detached house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious reception room that sets the tone for the rest of the home. The heart of the property is undoubtedly the expansive kitchen/diner/family room, which features elegant French doors that open out to a beautifully maintained south-facing rear garden. This outdoor space is ideal for enjoying sunny afternoons and entertaining guests. The master bedroom boasts the luxury of an en-suite bathroom, providing a private retreat for relaxation. The additional three bedrooms are generously sized, making this home perfect for families or those needing extra space for guests or a home office. With two well-appointed bathrooms, morning routines will be a breeze for everyone. Practicality is at the forefront of this property, with off-road parking available for up to three vehicles, including a dedicated electric vehicle charger. The single garage, equipped with an electric up-and-over door, power, and light, offers ample storage or the potential for a workshop. The property also benefits from a modern combi boiler, ensuring efficient heating and hot water throughout the year. The views over the fields to the front add a picturesque touch, enhancing the overall appeal of this lovely home.

In summary, this house in Stowupland is a wonderful opportunity for those seeking a spacious and well-equipped family home in a tranquil setting, while still being conveniently located close to 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.



Council Tax Band: E



Entrance Hall

With stairs leading to first floor, understairs cupboard, Amtico floor and radiator.

Sitting Room

With window to front, TV point, Amtico floor and two radiators.

Study/Office

With window to front, Amtico floor and radiator.

Kitchen/Diner/Family Room

With two windows to rear, two Velux windows and French doors leading to rear illuminating the room with natural light additionally ideal for indoor/outdoor entertaining, range of modern glass style units, stainless steel sink and 1 1/2 drainer, Quartz worktops and matching splashbacks, undercounter lighting, induction hob with extractor hood and fan, eye level electric double oven, integrated fridge freezer, integrated dishwasher, water filter tap, Amtico floor and radiator.

Utility Room

With window to side and door leading to outside, range of high and low glass style units, Quartz worktops and matching splashbacks, plumbing for washing machine, space for tumble dryer, cupboard housing water softener, cupboard housing Combi boiler, Amtico floor and radiator.

First Floor Landing

With built-in cupboard, loft access and radiator.

Bedroom One

With window to front with views over fields, built-in double wardrobe with glass sliding doors and radiator.

En-Suite

With window to side, rainfall shower in double shower cubicle, low level W/C, basin in vanity unit, tiled splashbacks, steam free light up mirror, tiled floor and heated towel rail.

Bedroom Two

With window to front with views over fields, built-in double wardrobe with glass sliding doors and radiator.

Bedroom Three

With window to rear and radiator.

Bedroom Four

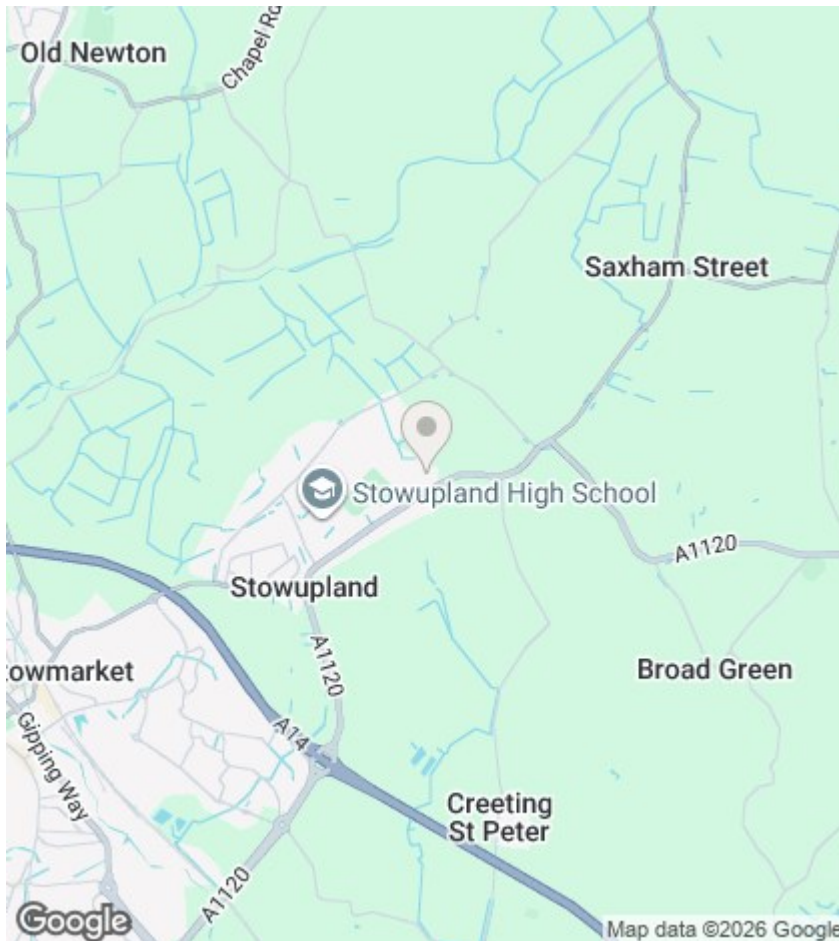
With window to rear and radiator.

Bathroom

With window to side, bath with mixer tap and shower attachment, double shower cubicle, low level W/C, basin, shaver point, tiled splashbacks, tiled floor and heated towel rail.

Outside

To the front of the property is a driveway providing off road parking for two vehicles with EV charging point additionally leading to a single garage with electric up and over door and power and light connected, paving stones leading to the front door with storm porch, shale and hedging. To the rear of the property with access through a side gate is a south facing rear garden comprising of a patio area ideal for outside entertaining, decking, lawn, trees, paving stones with shingle, shed and for privacy and seclusion is fenced and walled all around.



Directions

Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right 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 Church Rd/A1120 Turn left onto Oxlip Way Turn right onto Celandine Cl Destination will be on the left Arrive: Stowmarket IP14 4DU, UK

Viewings

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

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(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

