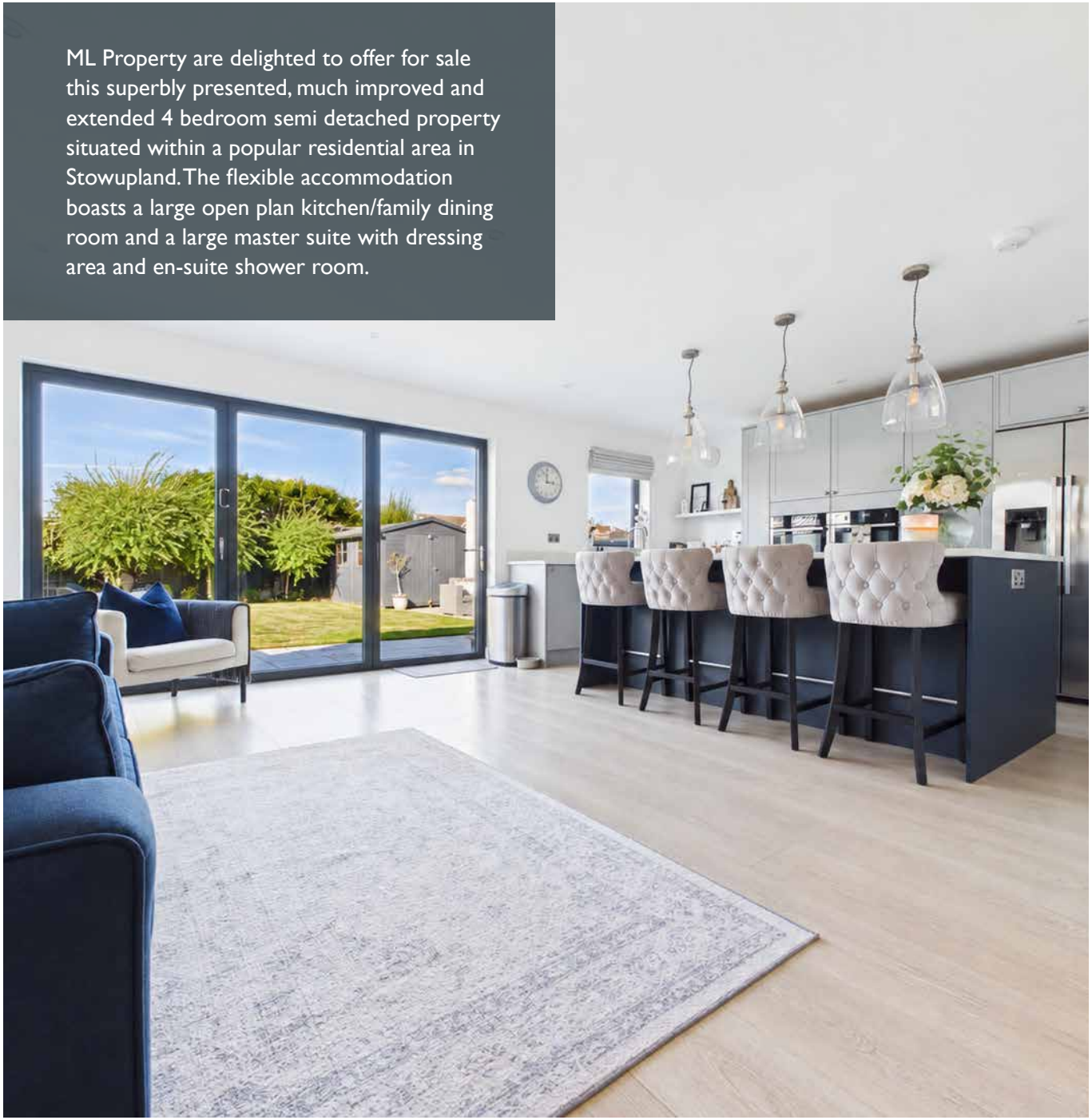


11 Sycamore Road

Stowupland, Stowmarket, Suffolk IP14 4DR

PROPERTY CONSULTANTS

ML Property are delighted to offer for sale this superbly presented, much improved and extended 4 bedroom semi detached property situated within a popular residential area in Stowupland. The flexible accommodation boasts a large open plan kitchen/family dining room and a large master suite with dressing area and en-suite shower room.



price

£425,000

x4 x2 epc x

at a glance

- Superbly Presented 4 bedroom semi detached property
- Extended accommodation boasts 1400sft of flexible accommodation
- Master suite (6.40m x 3.05m) with dressing area and en-suite shower room
- 2 ground floor bedrooms and bathroom
- Gas fired central heating and UPVC windows and doors
- Large open plan kitchen/family room/dining room with bi-fold doors to the garden
- Off road parking and enclosed rear garden with patio area
- Situated within a popular residential area of Stowupland

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The property which as previously mentioned is presented in superb condition affords the following accommodation - hallway, sitting room, two ground floor bedrooms and a bathroom. The ground floor extension boasts an open plan kitchen/family/dining room area with fully fitted kitchen and bi-fold doors to the rear garden.















On the first floor there is a large master suite leading to a built in dressing area, en-suite and a further bedroom.



outside

The gardens are fully enclosed by fencing and accessed via the bi-fold doors from the kitchen/family room. They are predominantly laid to lawn with a patio area leading to a side area laid to patio and a garden shed.

We strongly advise a viewing of the property to appreciate the size on offer along with the superbly presented finish throughout the property in particular the kitchen/family area and master suite.

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.







ground floor

Hallway	
Sitting Room	5.09m (16'8) x 3.29m (10'9)
Bedroom	2.35m (7'8) x 2.98m (9'9)
Bedroom	2.92m (9'6) x 3.27m (10'8)
Bathroom	2.38m (7'9) x 1.84m (6'0)
Open Plan Kitchen/Family/Dining Area	
Dining Area	3.11m (10'2) x 3.00m (9'10)
Kitchen/Family Area	4.68m (15'4) x 6.31m (20'8)

first floor

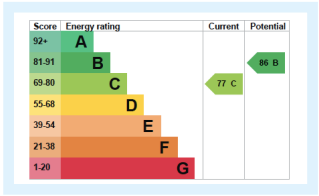
Master Bedroom	6.41m (21'0) x 3.07m (10'0)
With built in Dressing Area	
En-Suite	2.20m (7'2) x 3.08m (10'1)
Bedroom	3.16m (10'4) x 3.28m (10'9)

services

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

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

Please see Material Information brochure and EPC below.







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The Property Ombudsman

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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.

ML Property Consultants
2 Front Street, Mendlesham,
Stowmarket, Suffolk IP14 5RY

01449 766120
matt@mlproperty.co.uk

find us...
rightmove

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