

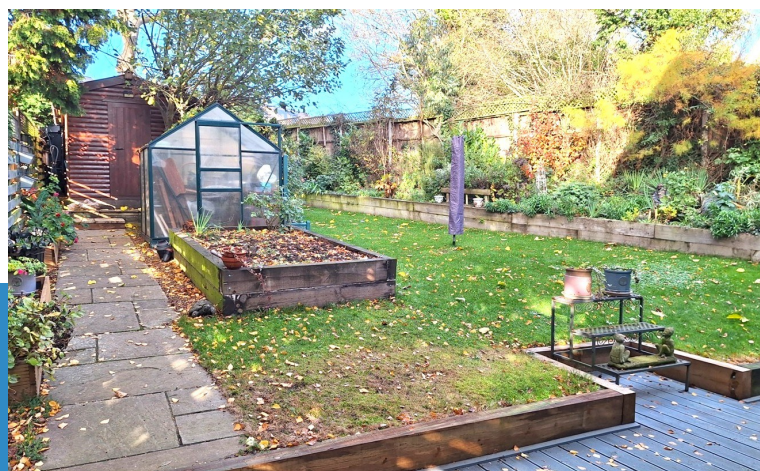


Stowupland Road  
Stowmarket IP14 5AN  
£399,950 Freehold

**MaxwellBrown**

Independent Property Agents

Tucked away in a quiet lane this cottage style house built in 2017 and finished to a high specification. Maintained to a high standard it is within a few minutes walk of the rail station and town centre. Featuring a large open planned family room with bespoke fitted kitchen, separate dining room, utility and cloak room to the ground floor with 3 double bedrooms all with built in wardrobes, ensuite to master and family bathroom to the first floor. The property has double glazing , LPG gas central heating, single garage & parking for 3 to 4 cars along with large secluded well stocked rear garden.





Sealed unit double glazed door to:

**Entrance Hall:** with exposed ceiling beam, LED spotlighting. Staircase to first floor with cupboard under and Oak ledged and braced doors to:

**Kitchen/Family Room:** A superb open planned living space with kitchen area to front having flagstone floor, bespoke grey units under solid Oak worktops incorporating ample storage cupboards and matching eye-level units. Inset one and a half bowl stainless steel sink unit with mixer tap, plumbing for dishwasher, integrated Beko oven, induction hob and extractor hood, fridge freezer, Bosch dishwasher, pull-out spice rack and large peninsula breakfast bar with solid stone top, drawers and shelves under. Sealed unit double glazed windows to front and side, LED spotlighting, metro tiled splashbacks, exposed ceiling beam. Open through to:

**Lounge area:** with tri-fold doors onto rear decking, sealed unit double glazed windows to side, three radiators, exposed ceiling beam.

**Dining Room:** Sealed unit double glazed window to front and radiator.

**Utility Room:** Flagstone floor, bespoke units in grey to match kitchen with Oak work top, inset stainless steel sink unit with mixer tap, cupboard and space under with plumbing for washing machine. Tall cupboard housing Baxi combination LPG fired boiler supplying domestic hot water and central heating, radiator, sealed unit double glazed door to rear and Oak door to:

**Cloakroom:** White low level flushing suite, Oak worktop with small wash hand basin, half panelled wall, radiator, sealed unit double glazed window to rear, fitted wall mirror and extractor fan.

**First floor Landing:** Sunvic central heating thermostat and Oak doors to:

**Master Bedroom:** 2 double built-in wardrobes, Velux window to front and dormer window to rear, radiator and door to:

**Ensuite Shower Room:** White suite comprising low level walk-in shower cubicle, glass screen and Bristan thermostatic rain head shower with porcelain tiled surround. Low level flushing suite, vanity unit with top mounted wash basin and mixer tap, heated towel rail, grey Oak effect laminate flooring, LED spotlights, extractor fan and sealed unit double glazed window.

**Bedroom 2:** a lovely light room with sealed unit double glazed, double aspect windows , radiator, 2 double built-in wardrobes.

**Bedroom 3:** Velux window to front, radiator and double built-in wardrobe.

**Bathroom:** fitted white suite comprising claw foot free standing bath, low level flushing suite, vanity unit with top mounted wash hand basin and mixer tap, recess with mirror, LED spot lighting, grey Oak effect laminate flooring. Sealed unit double glazed window to side, extractor fan and heated towel rail.

**Outside:** the property is approached via a narrow lane off the main road with part paved and part shingle driveway giving parking spaces for 3 to 4 cars and leading to the single garage with up and over door, power and light and personnel door to the side. Side pedestrian access on both sides of the property leading to the good size rear garden with paved patio area to the right-hand side and sandstone paved path on the left-hand side leading to the raised decked lawn with flower and shrub borders and semi-mature trees. There is a vegetable area with raised beds and a greenhouse, several timber and metal storage sheds. To the end of the garden there is a further patio area. The garden is enclosed with close board fencing and affords a high degree of privacy.

**Services:** We understand from the vendor that mains water, electric and drainage services are connected to the property. Gas is provided by LPG cylinders

**Council tax:**

Band 'D' payable to Mid Suffolk District Council.

**Broadband:** [maximum available download speeds](#)

Standard 16 Mbps

Superfast 80 Mbps

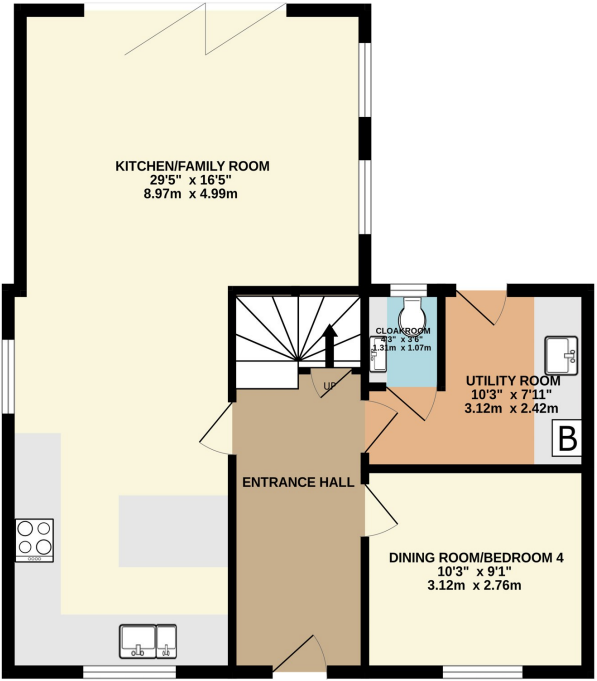
Ultrast 2000 Mbps

Networks in the area - Openreach

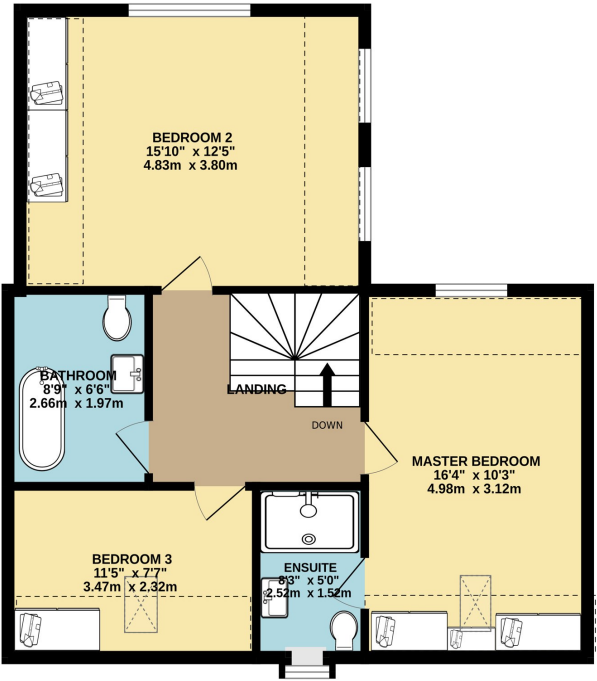
**Information source:** [ofcom.org.uk](https://www.ofcom.org.uk)



GROUND FLOOR  
649 sq.ft. (60.3 sq.m.) approx.

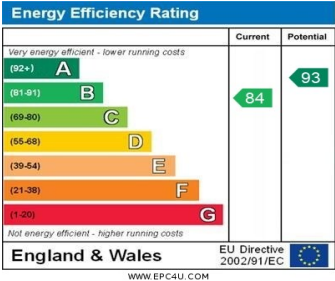


1ST FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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.

