The Sculptor, Pinewood Grange, Stowmarket, IP14 5XG

william
h brown

welcome to

The Sculptor, Pinewood Grange, Stowmarket

Step into your dream home! This breathtaking new-build in Stowmarket boasts 4 luxurious bedrooms, 2 stylish receptions, and 2 chic bathrooms. Move-in ready, it includes lush front and rear gardens and a spacious garage. Call us to book your viewing now!

The Sculptor

The Sculptor is a sophisticated four-bedroom residence crafted with the dynamics of modern family life in mind. This home features contemporary accents throughout, providing generous and thoughtfully designed spaces that cater to family needs. With dual-aspect windows and carefully oriented rooms, the home exudes a bright and inviting atmosphere.

Located at the rear of the property, the open-plan kitchen and dining area serves as a lively center for daily activities. The smart U-shaped layout, complete with integrated appliances and French doors opening directly to the garden, creates an ideal setting for both cooking and entertaining. This seamless transition between indoor and outdoor spaces is perfect for summer barbecues or leisurely evenings in the sunshine.

The separate living room spans the full length of the house, maximizing its dual-aspect design. A second set of French doors further enhances the connection to the garden. Additionally, a dedicated study provides valuable space for home working, or it could easily be transformed into a play or games room. The entrance hallway is equipped with a convenient cloakroom and a spacious understairs storage cupboard.

Upstairs, four well-sized bedrooms offer excellent accommodation options. The principal bedroom includes a private en-suite shower room, while the remaining bedrooms share a well-appointed family bathroom. A landing cupboard adds extra storage convenience. The Sculptor also boasts a single garage and off-road parking, adding to its practicality.

The Sculptor is a beautifully balanced home that seamlessly blends style, practicality, and space, making it a standout choice for today's family lifestyles.

Additional Information

Estate Management Charge: TBC
Internal Area: 1271 sq. ft.
Annual service charge: £265.00
Council tax band: TBC
EPC: TBC
Tenure: Freehold

Accommodation

Entrance Hall

Part glazed front door and window to front, built in cupboard and wood laminate flooring.

Living Room

Window to front, French doors and windows to rear, radiator and carpeted flooring.

Downstairs Cloakroom

Fitted with a wash hand basin and WC, part tiled walls, radiator and wood laminate flooring.

Kitchen/Diner

French doors and window to rear, fitted with a range of wall and base units with wood work surfaces, stainless steel sink with drainer and mixer tap, integrated appliances, spotlights, radiator and wood laminate flooring.

Study

Window to front, radiator and carpeted flooring.

First Floor Landing

Window to side, access to loft, built in cupboard and carpeted flooring.

Bedroom One

Window to rear, radiator and carpeted flooring.

En-Suite
Frosted window to rear, fitted with a three-piece suite comprising a shower cubicle, pedestal wash hand basin and low level WC, part tiled walls, radiator and wood laminate flooring.

Bedroom Two
Window to front, built in wardrobe, radiator and carpeted flooring.

Bedroom Three
Window to front, radiator and carpeted flooring.

Bedroom Four
Window to rear, radiator and carpeted flooring.

Family Bathroom
Frosted window to front, fitted with a three-piece suite comprising a panelled bath with mixer spray shower attachment over and screen, wash hand basin and low level WC, part tiled walls, heated towel rail and wood laminate flooring.

Outside
Rear Garden
Fence and brick wall enclosed, patio and lawn area.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

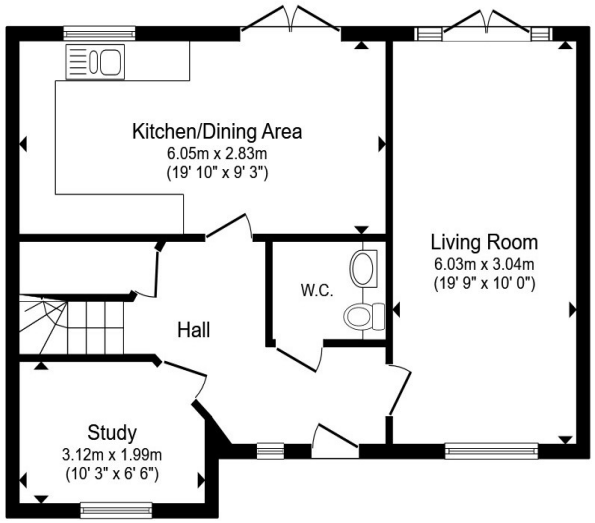
welcome to

The Sculptor, Pinewood Grange, Stowmarket

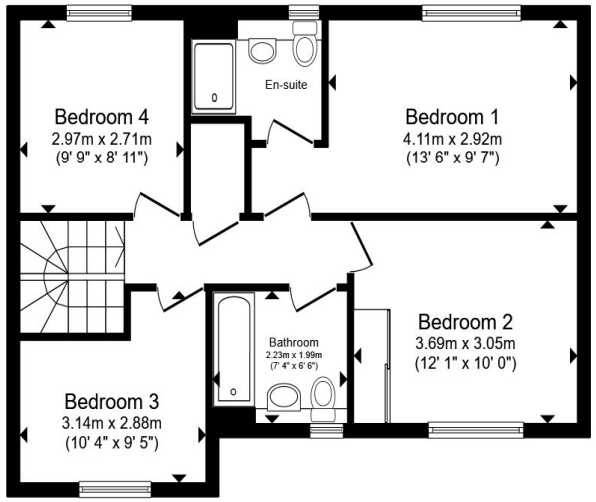
- Build Complete - Ready To Move In!
- 4-Bed Detached Home
- Shower & Flooring Packages
- Sliding Wardrobes
- Open Plan Kitchen/Diner With Integrated Appliances

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: Deleted

£410,000



Ground Floor



First Floor

Total floor area 117.1 m² (1,260 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

view this property online williamhbrown.co.uk/Property/SMK105609

The Property Ombudsman

Property Ref:
SMK105609 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01449 614459

stowmarket@williamhbrown.co.uk

10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.