



# 16 The Brickfields

Stowmarket, Suffolk IP14 1RZ

ML Property are delighted to offer for sale this four-bedroom detached property, situated within a popular residential area of Stowmarket. The property benefits from an abundance of eco-friendly additions, including solar panels with a 10kW battery, an air source heat pump, and solar water heating.



# £400,000



x4



x1



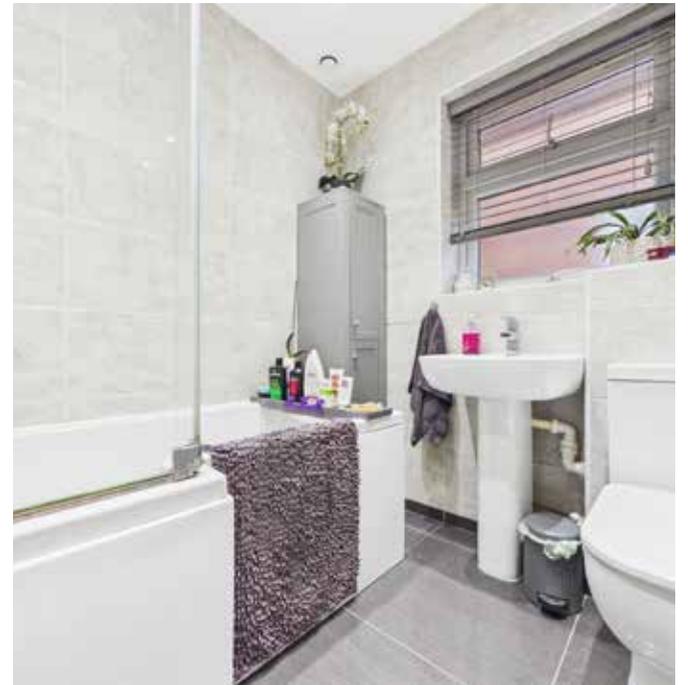
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## at a glance

- 4 Bedroom detached house
- Off road parking
- Benefiting from the addition of many eco additions creating a yearly saving and boasting a B Rated EPC
- Air Source Heat Pump
- Solar Panels accompanied by a 10KW storage battery
- Solar water heating
- Electric car charging point
- Popular residential area of Stowmarket
- Enclosed rear garden
- Garage converted into additional reception room/study

The property, which is presented in superb order throughout, offers the following accommodation: hallway, sitting room, and a fitted kitchen/dining room. There is also a utility room with cloakroom, leading to the former garage which has been converted into an additional reception room/study. On the first floor there are four bedrooms and a family bathroom.





## outside

Externally, the property benefits from off-road parking to the front, with a gateway leading to the side of the property and onwards to the enclosed rear garden, which is predominantly laid to lawn. There is a patio area immediately to the rear of the property, along with a further decking area.

We strongly recommend arranging a viewing to fully appreciate not only the well-presented accommodation but also the renewable energy features.

## location

Stowmarket provides a wide range of shopping and schooling facility along with the Mid Suffolk Sports & Leisure Centre and a main line rail station to London (Liverpool Street). The A14 dual carriageway is some 0.5 miles or so distant and provides excellent access across the region to Ipswich, Bury St Edmunds, Cambridge and beyond. There is a mainline railway station with direct links to London Liverpool Street which is approx. 90 minutes away.



## ground

Hallway	
Sitting Room	3.83m (12'6) x 5.05m (16'6)
Kitchen/Dining Room	4.87m (15'11) x 3.25m (10'8)
Utility Room	2.32m (7'7) x 1.93m (6'3)
WC	
Reception Room/Study	2.39m (7'10) x 4.75m (15'6)

## first

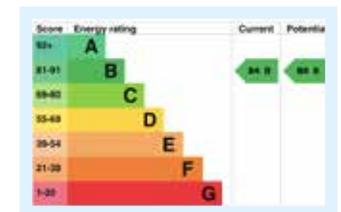
Bedroom	3.91m (12'10) x 2.86m (9'4)
Bedroom	2.45m (8'0) x 3.58m (11'9)
Bedroom	2.79m (9'1) x 2.73m (8'11)
Bedroom	1.99m (6'6) x 2.70m (8'10)
Bathroom	2.12m (6'11) x 1.86m (6'1)

## services

Mains water, drainage and electricity. Central heating is provided from an Air Source Heat Pump serving radiators throughout. Solar panels on the roof with a 10KW battery and full details of the feed in tariff can be obtained by the selling agent. There is also a solar water heating.

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

Please see Material Information brochure below.



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.

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