

BUCKS

PROPERTY AGENTS



11 Celandine Close, Stowupland, Stowmarket, IP14 4DU

Price £450,000

- Four Bedrooms
- Views Over Fields To Front
- En-Suite To Master Bedroom
- Sealed Unit Double Glazed
- Combi Boiler
- Detached House
- Kitchen/Diner/Family Room
- South Facing Rear Garden
- Gas Radiator Central Heating
- Off Road Parking For 2/3 Vehicles and Single Garage

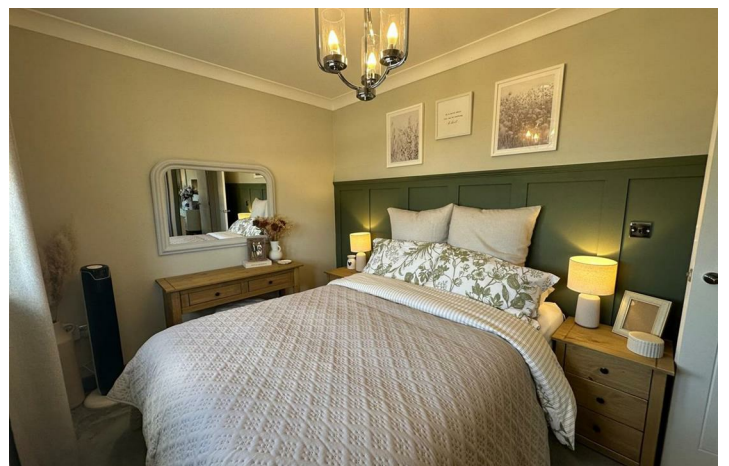
11 Celandine Close, Stowmarket IP14 4DU

Situated within the charming village of Stowupland, Celandine Close presents an exceptional opportunity to acquire a immaculately presented family home. This well-appointed house boasts four spacious bedrooms, providing ample accommodation for families or those seeking extra space. The master bedroom features a convenient en-suite bathroom, ensuring privacy and comfort and the property also benefits from well-designed bathroom catering to the needs of a busy household. The heart of the home is undoubtedly the expansive kitchen, dining, and family room, which is perfect for both entertaining and everyday living. With a south facing rear garden with outdoor areas is ideal for enjoying sunny afternoons and offers a tranquil retreat for relaxation. With parking available for up to four vehicles, convenience is assured for both residents and guests. One of the standout features of this home is its picturesque views over the fields at the front, providing a serene backdrop that enhances the overall appeal of the property. Celandine Close is not just a house; it is a place where cherished memories can be made, all within a friendly community setting.

This property is a rare find combining modern living with the charm of rural life within Stowupland has many 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. Stowmarket also offer many more amenities such as four major supermarkets, leisure centre and cinema and medical facilities. Whether you are looking to settle down or invest, this home offers a perfect blend of comfort, style, and practicality.



Council Tax Band: E



Entrance Hall

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

Sitting Room

11'1" x 16'2"

With window to front, media socket and two radiators.

Study

10'7" x 6'6"

With window to front and radiator.

Kitchen/Diner/Family Room

25'1" x 9'9"

With a range of modern high gloss high and low units, matching worktops and splashbacks, tiled splashbacks, induction hob with extractor hood and fan, eye level smart double oven/microwave, integrated fridge freezer and integrated dishwasher. With four windows to rear, two Velux windows and French doors leading to rear ideal for indoor/outdoor entertaining additionally illuminating the room with natural light, Amtico floor and two radiators.

Utility Room

5'8" x 10'11"

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

Cloakroom

With low level W/C, basin, tiled splashbacks, Amtico floor and heated towel rail.

First Floor Landing

With built-in cupboard, loft access and radiator.

Bedroom One

12'9" x 10'3"

With window to front, fitted double wardrobes with glass sliding doors, wood panelling and radiator.

En-Suite

With window to side, double shower cubicle, low level W/C, basin in vanity unit, fully tiled walls, tiled floor and heated towel rail.

Bedroom Two

13'11" x 8'3"

With window to front, fitted double wardrobes with glass sliding doors, wood panelling and radiator.

Bedroom Three

8'4" x 10'8"

With window to rear and radiator.

Bedroom Four

7'1" x 8'6"

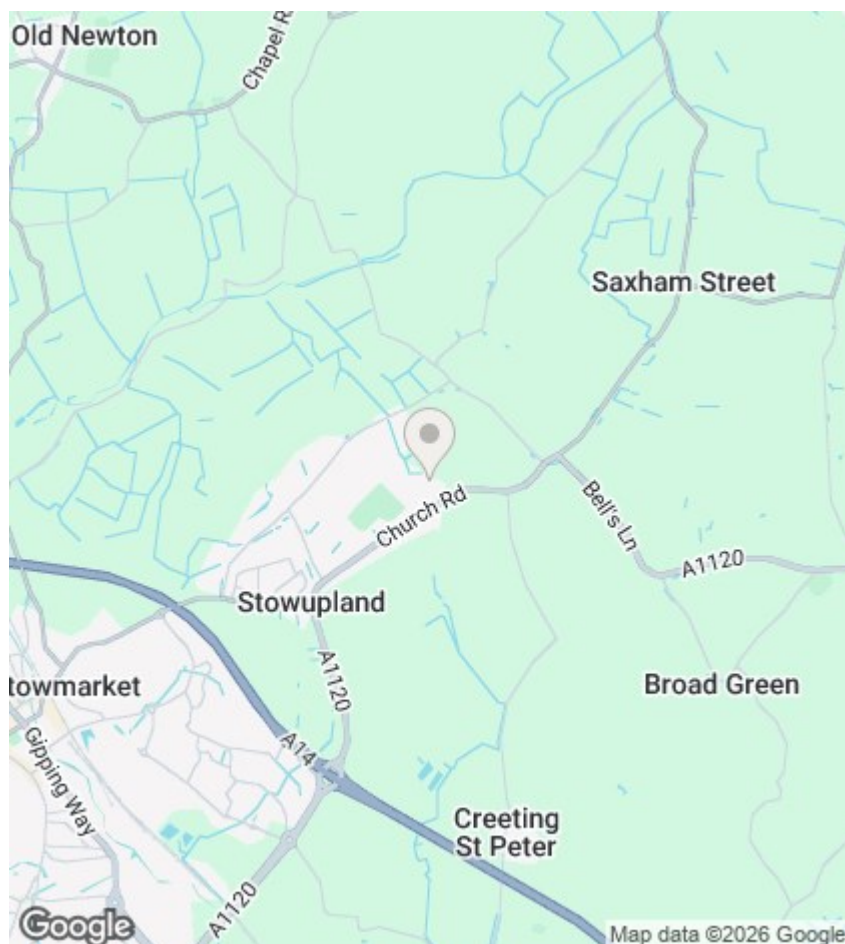
With window to rear and radiator.

Bathroom

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

Outside

To the front of the property are views over fields with paving stones leading to the front door with storm porch, lawn areas, shingle with shrubs and hedging and slate, with a driveway providing off road parking for two/three vehicles additionally leading to a single garage with electric up and over door and power and light connected. To the rear of the property with access through a side gate is a private south facing rear garden comprising of a patio area ideal for outside entertaining, decking, pergola, lawn, raised sleepers with shrubs, shrubs and hedging, trees, shed and for privacy and seclusion is walled and fenced 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

