

**Badgers Mount, Church Road, Stowupland, Stowmarket,  
IP14 4BJ**

**welcome to**

## **Badgers Mount, Church Road, Stowupland, Stowmarket**

A well presented detached family home occupying a sought-after residential address within easy reach of Stowmarket. The property enjoys spacious accommodation with the added benefits of established mature gardens, parking for multiple cars and room to extend subject to permission!

### **Accommodation**

#### **Entrance Porch**

The property is entered through a part glazed composite front door with frosted window to front, stairs to first floor, airing cupboard, radiator and natural stone flooring.

#### **Living Room**

17' 2" max x 12' max ( 5.23m max x 3.66m max )

Window to front and side, gas fire and surround, tv point, coved ceiling, wall lights, radiator and wood flooring.

#### **Kitchen**

16' 5" x 9' 11" ( 5.00m x 3.02m )

Window to side, fitted with a range of wall and base units with roll top work surfaces, single sink with drainer and mixer tap, double electric oven with five ring gas hob and extractor over, space for fridge, plumbing for dishwasher where kitchen fridge is, under cupboard lighting, part tiled walls, built in cupboard and natural stone flooring.

#### **Utility**

9' 11" x 6' 6" ( 3.02m x 1.98m )

Glazed door to side, fitted with wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, space for fridge freezer, washing machine, coved ceiling, part tiled walls and natural stone flooring.

#### **Garden Room**

18' 8" max x 17' 5" max ( 5.69m max x 5.31m max )

Window to three sides, French door to rear garden, fitted with wall and base units, coved ceiling, radiator, tv point and natural stone flooring.

#### **Bedroom Three**

12' x 12' ( 3.66m x 3.66m )

Window to front and side, radiator and solid wood flooring.

#### **Bedroom Four**

9' 11" x 8' 10" ( 3.02m x 2.69m )

Window to rear, radiator and carpet.

#### **W/C**

Frosted window to rear, fitted with a low level wc, half tiled walls and tiled flooring.

#### **Wet Room**

Frosted window to rear, wall mounted sink with mixer tap, wall mounted shower, fully tiled walls, extractor, electric heater and vinyl flooring.

#### **First Floor Landing**

Gallered landing with window to front, spotlights and carpet.





### **Bedroom One**

18' 9" x 11' 5" ( 5.71m x 3.48m )

Window to rear and side, spotlights, radiator and carpet.

### **Bedroom Two**

16' 8" max x 14' 2" max ( 5.08m max x 4.32m max )

Window to front and side, spotlights, radiator, eaves storage and carpet.

### **Family Bathroom**

Frosted window to rear, fitted with a panelled bath with mixer spray and attachment over, low level wc, vanity sink with mixer tap, spotlights, part tiled walls, extractor, heater towel rail and vinyl flooring.

### **Hall**

6' 10" max x 9' 2" ( 2.08m max x 2.79m )

### **Play Room / Office Space**

13' 1" max x 11' 7" max ( 3.99m max x 3.53m max )

Window to side, door to loft, power and light and carpet.



### **Outside**

#### **Rear Garden**

Fenced on two sides and open to rear with side access gate, patio and lawn areas, flower and shrubbery borders, two timber sheds, door to garage, outside power, light and tap and mature trees.

#### **Garage**

Up and over doors with personnel door to garden.

#### **Front Garden**

Dwarf wall, hedge and fenced enclosed with lawn and driveway leading to the garage and carport.



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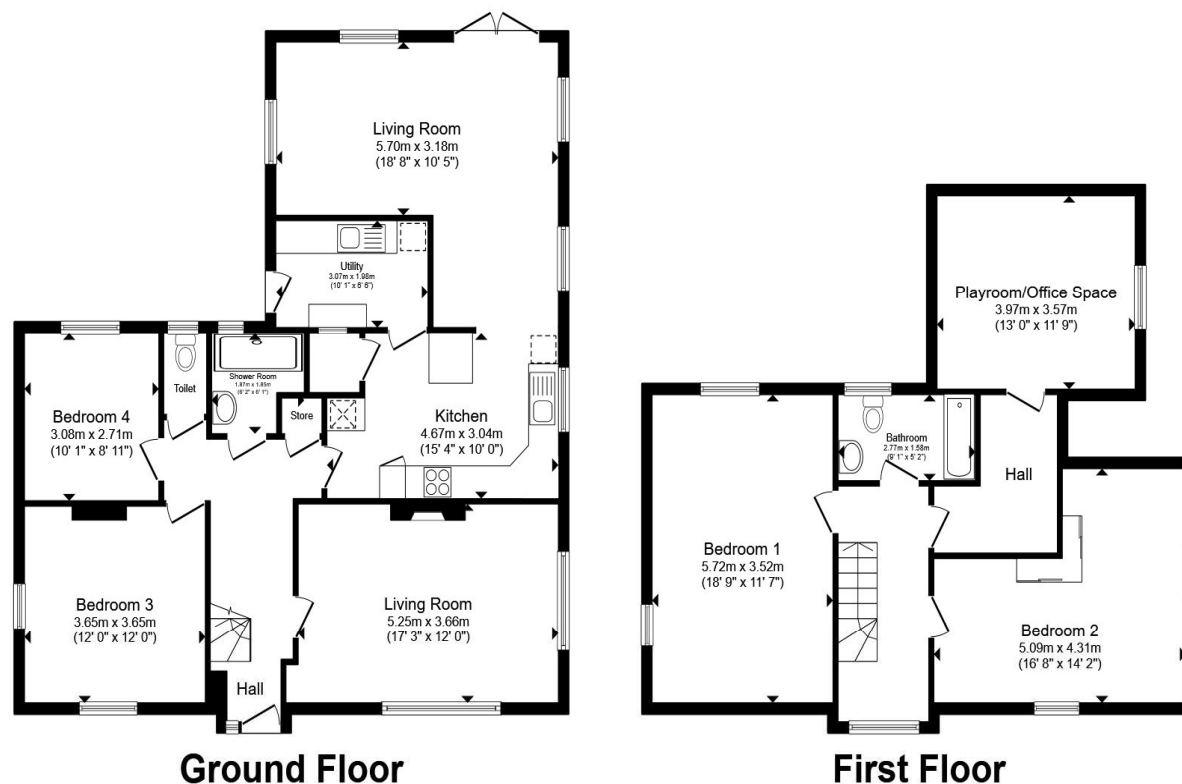
welcome to

## Badgers Mount, Church Road, Stowupland, Stowmarket

- Four bedroom detached house
- Parking for multiple vehicles
- Open field views to rear
- Kitchen with utility
- Two reception rooms

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

# £475,000



Total floor area 176.6 m<sup>2</sup> (1,901 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](http://www.propertybox.io)



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