



12 Birch Close

Stowupland, Stowmarket, Suffolk IP14 4DW



ML Property are delighted to offer for sale this spacious 3 bedroom detached bungalow offering flexible living accommodation. Situated in the popular village of Stowupland the property over looks the village green and is offered with No Onward Chain.



£349,995



x3



x2



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at a glance

- 3 Bedroom detached bungalow
- Situated in the popular village of Stowupland
- Overlooking the village green to the front
- Gas fired central heating
- UPVC Windows and Doors
- Garage and Parking
- Enclosed rear garden and conservatory
- Flexible accommodation on offer with a large first floor bedroom and en-suite
- Offered with No Onward Chain



GIRAFFE360



The property which has been extended in the past affords the following accommodation - hall, a 7m long sitting room leading to dining area, conservatory, kitchen, two ground floor bedrooms and a bathroom. On the first floor there is a 8m long bedroom which could easily become two rooms and en-suite shower room. The property is further enhanced by GFCH and UPVC windows and doors.





outside

Externally the property benefits from a front garden with views over the village green to the front. The rear gardens are fully enclosed and laid to patio, lawn and flower beds with a garden shed. There is a gate leading to the parking area and single garage.

location

Stowupland is a well served village approximately just over a mile East of Stowmarket, Suffolk. Stowupland High School is found in the village. Stowupland is centred on several village greens and was the winner of the Suffolk 'Village of the Year' competition in 2006. The village has numerous amenities including, a petrol station, post office, butchers, chinese takeaway, chip shop and two public houses - The Crown and The Retreat. As well as the high school there is a primary school which has an attached pre-school. Sports are well catered for with football, cricket and bowls clubs available.



We recommend a viewing of the property to appreciate the space and flexibility on offer.



View to front



ground

Sitting Room	3.30m (10'9") x 7.00m (22'11")
Dining Area	3.31m (10'9") x 2.14m (7'0")
Conservatory	3.65m (10'10") x 3.00m (9'10")
Kitchen	2.56m (8'4") x 5.69m (18'7")
Bedroom	3.41m (11'2") x 3.85m (12'7")
Bedroom	3.62m (11'10") x 2.67m (8'9")
Bathroom	1.66m (5'5") x 2.32m (7'7")

first

Bedroom	8.42m (27'7") x 3.91m (12'9")
En-Suite	1.08m (3'6") x 3.19m (10'5")

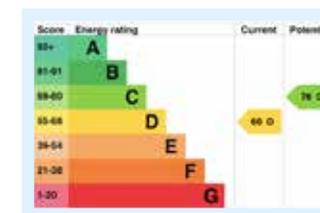


services

Mains water, drainage and electricity. Heating is provided by Gas fired central heating serving radiators throughout.

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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