



# 8 Maple Road

Stowmarket, Suffolk IP14 4DG

ML Property are delighted to offer for sale this spacious and well presented 5 bedroom semi detached chalet property situated in the popular village of Stowupland. The property which offers flexible accommodation is being sold with No Onward Chain.



# £325,000



x5



x2



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## at a glance

- 5 Bedroom semi detached chalet property
- Off road parking with timber garage/workshop
- Popular residential area
- Flexible accommodation on offer
- Gas fired central heating
- Enclosed rear garden
- Offered with No Onward Chain



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The property which is situated within a popular residential area a short distance from the town of Stowmarket affords the following accommodation - hallway, sitting room, bedroom/snug, bedroom, bathroom and kitchen/breakfast room. On the first floor there are three further bedrooms and a shower room. The property is further enhanced by UPVC Windows and Gas fired central heating.







## outside

Externally the property benefits from hardstanding parking to the front and side of the property providing ample off road parking that leads to a timber garage/workshop. The rear garden is laid lawn with a patio area and is fully enclosed.

## 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.



## ground floor

### Hall

Sitting Room/Dining Room	5.11m (16'9") x 3.31m (10'10")
Bedroom/Snug	2.40m (7'10") x 3.01 (9'10")
Bathroom	2.40m (7'10") x 1.85m (6'0")
Bedroom	3.15m (10'3") x 3.01m (9'10")
Kitchen/Breakfast Room	4.27m (14'4") x 3.31m (10'10")



## first floor

Bedroom	2.58m (8'5") x 4.32m (14'2")
Bedroom	2.83m (9'3") x 3.00m (9'10")
Bedroom	2.17m (7'1") x 3.32m (10'10")
Shower Room	



## 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 C.

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.

ML Property Consultants  
2 Front Street, Mendlesham,  
Stowmarket, Suffolk IP14 5RY

01449 766120  
matt@mlproperty.co.uk

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**rightmove** 



[www.mlproperty.co.uk](http://www.mlproperty.co.uk)

