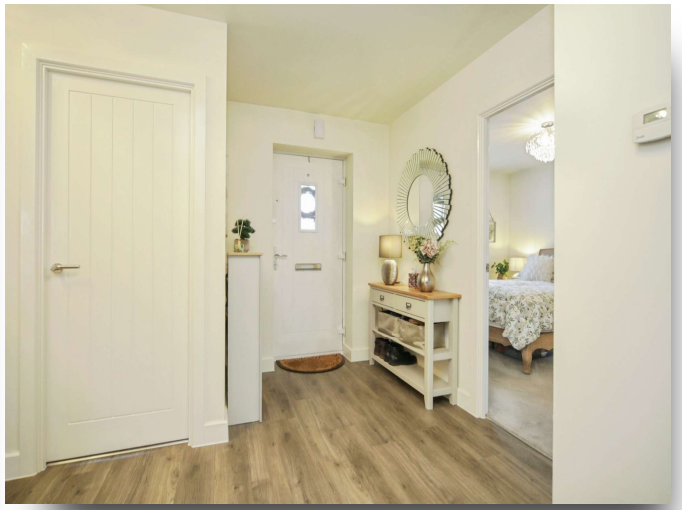






Cranesbill Way, Stowupland, Stowmarket, IP14 4FB

william h brown

welcome to

Cranesbill Way, Stowupland, Stowmarket

This fabulous single-storey home provides beautifully presented accommodation displaying many quality features, complemented by landscaped gardens with ample parking. Situated close to Stowmarket with easy access to schools, amenities and travel links. Call now to view.

Accommodation
Living Room
Double glazed windows with French doors leading to the patio area, Amtico flooring and two radiators.

Kitchen/Diner
Double glazed window to front with fitted shutters, fitted with a modern range of floor and overhead units with a matte cream finish and chrome handles, electric hob top with overhead extractor fan and inset black composite granite sink and drainer with stainless steel mixer tap, Bosch integrated appliances including double oven, fridge/freezer and dishwasher, AEG washing machine, inset spotlights, Amtico flooring and radiator.

Bedroom One
Double glazed window to the rear, double fitted sliding wardrobe with mirrors and luxury carpet.

Ensuite
Fitted with a suite comprising a walk-in shower with full floor to ceiling tiles within, WC and vanity wash basin with splash tiles, wall mounted mirrored storage unit, upgraded tiled flooring, heated towel rail and extractor fan.

Bedroom Two
Double glazed window to front with fitted shutters. radiator and luxury carpet.

Bedroom Three
Currently used as a dressing room with a double glazed window to the front with fitted shutters, radiator and luxury carpet.

Bathroom
Frosted double glazed window, fitted with a three piece suite to include bath with overhead shower, WC and wash basin, wall mounted storage with mirrors, part tiled walls, towel rail, extractor fan, tiled flooring.

Outside
Front Garden
Corner plot with well-presented shrubbery and flowers, pathway leading to the front entrance and outside lighting.

Parking
There is a two car driveway to the right side with a single garage with power.

Rear Garden
Landscaped rear garden has an extended patio area with wooden pergola and summer house, lawn with timber sleepers to the rear side of the garden and the space has been filled with trees, shrubs and flowers.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





welcome to

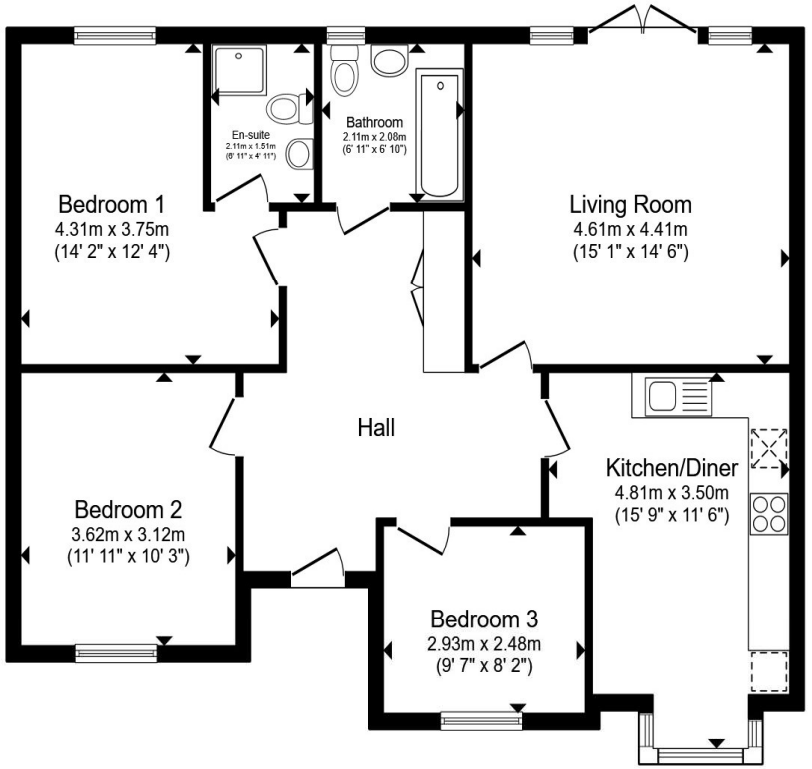
Cranesbill Way, Stowupland, Stowmarket

- Spacious reception hall
- Principle bedroom with ensuite
- Living room with French doors to garden and terrace
- Three bedrooms
- Immaculately presented accommodation

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

guide price

£425,000



Total floor area 92.3 m² (993 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

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The Property Ombudsman

Property Ref:
SMK105267 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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