

BUCKS

— PROPERTY AGENTS —



19 Brettenham Road, Buxhall, Stowmarket, IP14 3EA

Price £695,000

- Four Double Bedrooms
- Open Plan Living Area
- Utility Room
- Gas Radiator Central Heating
- Off Road Parking For Several Vehicles
- Detached House
- Study/Bedroom Five
- UPVC Windows
- Combi Boiler
- Village Location

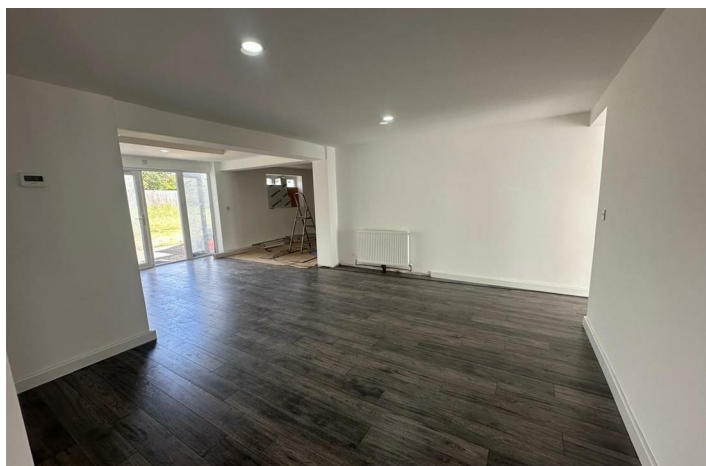
19 Brettenham Road, Stowmarket IP14 3EA

Nestled on Brettenham Road in the charming village of Buxhall, Stowmarket, this stunning detached house offers a perfect blend of modern living and traditional comfort. With a total of four spacious double bedrooms, this property is ideal for families seeking both space and style. The two well-appointed bathrooms ensure convenience for all residents. As you enter, you are greeted by an inviting open plan living area, which boasts a large roof window that floods the space with natural light. French doors lead seamlessly to a delightful patio area in the rear garden, creating an ideal setting for outdoor entertaining or simply enjoying the tranquil surroundings. The property has been completely refurbished and extended, showcasing contemporary finishes and thoughtful design throughout. In addition to the generous living spaces, this home features two reception rooms, providing ample room for relaxation or entertaining guests. A utility room adds practicality to daily life, while a versatile study, which can also serve as a fifth bedroom, offers flexibility to suit your needs. For those with vehicles, the property includes parking for several cars, along with a large single garage that is equipped with power and light, making it perfect for additional storage or a workshop.

This exceptional home on Brettenham Road is not just a property; it is a lifestyle choice, offering comfort, convenience, and a welcoming community atmosphere. Buxhall is a village within Mid Suffolk with a village hall, play area and local pub. Located four miles away from Stowmarket offering something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich.



Council Tax Band:



Entrance Hall

Upon entering the property the entrance hall is a large spacious area comprising of stairs leading to first floor, oak effect laminate floor and radiator.

Open Plan Living Area

With large roof windows to rear with full length windows to rear and French doors leading to the rear ideal for indoor/outdoor entertaining additionally illuminating the room with natural light, TV point, oak effect laminate floor and two radiators.

Kitchen

With window to front, range of low level units, stainless steel sink and drainer, matching porcelain worktops and splashbacks, 5 burner electric hob with extractor fan, electric eye level oven, space for American fridge freezer, space for dishwasher, Combi boiler on wall, door leading to outside, oak effect laminate floor and radiator.

Sitting Room

With window to front, TV point and radiator.

Cloakroom

With low level W/C, basin in worktop and base unit, oak effect laminate floor and radiator.

Utility Room

With door leading to outside, low level units, plumbing for washing machine, space for tumble dryer, door leading to garage and radiator.

Study/ Bedroom Five

With window to rear, TV point and radiator.

First Floor Landing

With window to front with views over fields, space for reading area, loft access and radiator.

Bedroom One

With window to rear and radiator.

En-Suite

With double shower cubicle, low level W/C, basin in worktop and storage, extractor fan,

Bedroom Two

With window to rear and radiator.

Bedroom Three

With window to front and radiator.

Bedroom Four

With window to front and radiator.

Bathroom

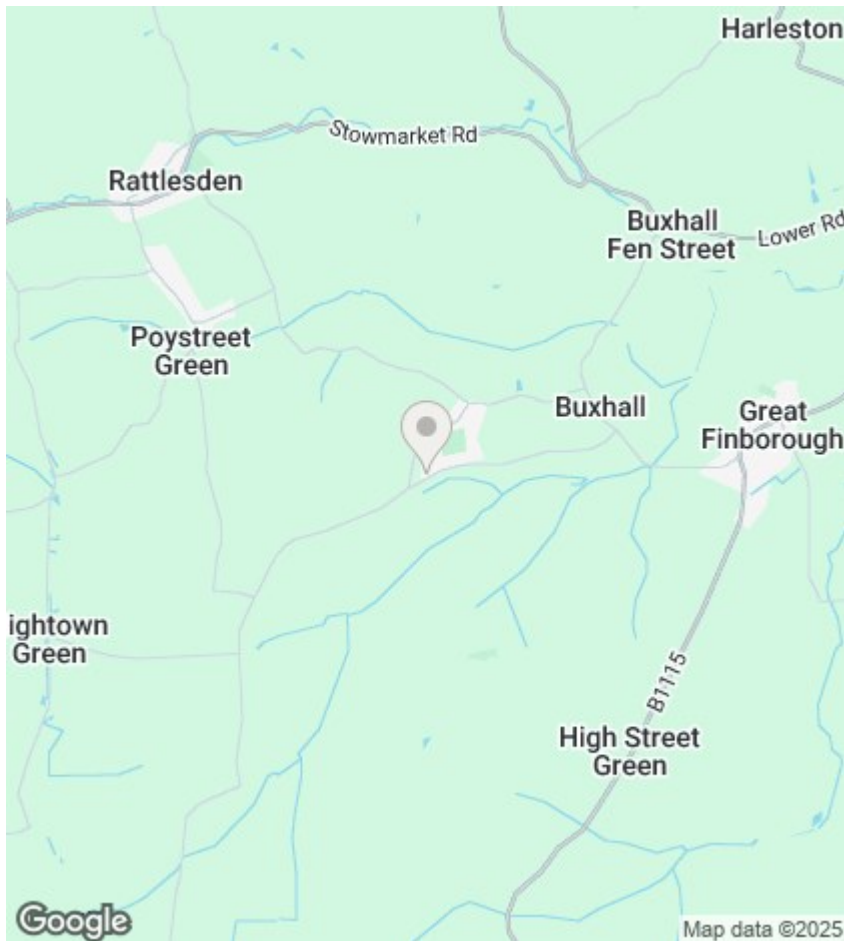
With window to rear and Velux window, bath with shower over, shower screen, low level W/C, basin in worktop with ample storage, tiled splashbacks, extractor fan, oak effect laminate floor and radiator.

Outside

To the front of the property is a driveway providing off road parking for several vehicles additionally a integral single garage with electric sectional door, window to side, door leading into utility room, power and light connected and radiator. To the rear of the property is a rear garden comprising of large patio area ideal for outside entertaining, paving stones, land to lawn, access through side gate and for privacy and seclusion is fenced all around.

Agent Note

With renovations nearly finished more photos will be available soon and carpets will be fitted on completion.



Directions

Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 At the roundabout, take the 1st exit onto Bury St Turn right onto Tavern St/B1115 Continue to follow B1115 Slight right Turn left onto Brettenham Rd Destination will be on the right Arrive: Brettenham Road, Buxhall, Stowmarket IP14 3EA, UK

Viewings

Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

