

# BUCKS

— PROPERTY AGENTS —



14 Sandpiper Road, Stowmarket, IP14 5FH

Guide Price £435,000

- Detached Home
- Five Bedrooms
- Three Reception Rooms
- UPVC Windows
- Vacant Possession
- Spacious Accommodation Over Three Floors
- En Suite to Master Bedroom
- Gas Radiator Central Heating
- Off Road Parking & Single Garage
- No Upward Chain



# 14 Sandpiper Road, Stowmarket IP14 5FH

**NO UPWARD CHAIN** Nestled in the desirable area of Sandpiper Road, Stowmarket, this impressive detached house offers a perfect blend of space and comfort, making it an ideal family home. With five bedrooms, including a master suite complete with an en-suite bathroom, this property caters to the needs of modern living. The house boasts two well-appointed reception rooms, providing ample space for relaxation, entertainment, and family gatherings. Whether you prefer a cosy evening in the lounge or hosting friends in the dining room, this home accommodates all your lifestyle needs. In addition to the spacious interiors, the property features three bathrooms, ensuring convenience for all family members and guests. The single garage and off-road parking for two vehicles offer practical solutions for your parking needs. One of the standout features of this property is the absence of an upward chain, allowing for a smooth and straightforward purchase process. With vacant possession, you can move in without delay and start enjoying your new home right away.

This delightful residence on Sandpiper Road is not just a house; it is a place where memories can be made. With its excellent location and ample living space, it presents a wonderful opportunity for those seeking a new home in 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: E



### Entrance Hall

With stairs to first floor, understairs cupboard and radiator.

### Cloakroom

With window to rear, low level W/C, basin in vanity unit, tiled splashbacks, laminate floor and radiator.

### Dining Room

With window to front and radiator.

### Sitting Room

With window to side and French doors leading to the conservatory filling the room with natural light, TV point and two radiators.

### Conservatory

With windows all around and French doors leading to rear ideal for indoor/outdoor entertaining and tiled floor.

### Kitchen/Diner

With window to front and side, range of gloss high and low units, sink, electric hob with extractor hood and fan, electric eye level oven, integrated fridge freezer, dishwasher and washing machine, door leading to rear, laminate floor and two radiators.

### First Floor Landing

With window to front, stairs to second floor and shelved airing cupboard housing hot water tank and radiator.

### Bedroom One

With two windows to rear, built-in wardrobe with two glass sliding doors and radiator.

### En-Suite

With window to rear, bath with mixer tap and shower attachment, double shower cubicle, low level W/C, pedestal basin, fully tiled walls, tiled floor and radiator.

### Bedroom Five

With window to front and radiator.

### Bedroom Two

With window to front and radiator.

### Bathroom

With window to side, bath with mixer tap and shower attachment, low level W/C, pedestal basin, shaver point, fully tiled walls, tiled floor and radiator.

### Second Floor Landing

With loft access and radiator.

### Bedroom Three

With windows to front and side, built-in cupboard and two radiators.

### Bedroom Four

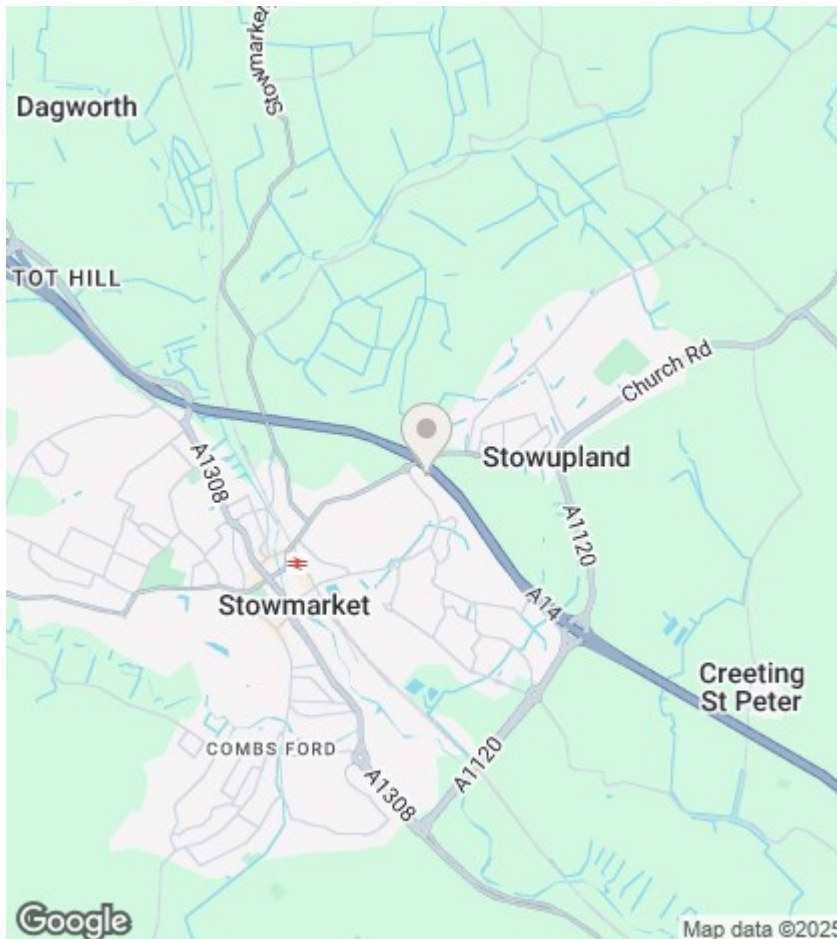
With window to front and Velux window, built-in cupboard with hanging rail and two radiators.

### Shower Room

With Velux window to rear, corner shower cubicle, low level W/C, pedestal basin and tiled floor.

### Outside

To the front of the property is a wrought iron gate opening into a pathway leading to the front door. With shingle driveway providing off road parking for two vehicles and single garage with up and over door, personnel door to side and power and light connected. With a side gate leading to rear garden comprising of paving stones, hedging to rear and for privacy and seclusion is fenced and walled all around.



## 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 Continue to follow B1115 At the roundabout, take the 2nd exit onto Stowupland Rd/B1115 Continue to follow B1115 At the roundabout, take the 2nd exit onto Mortimer Rd Turn left onto Sandpiper Rd Destination will be on the left Arrive: Sandpiper Road, Stowmarket IP14 5FH, UK

## Viewings

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

## EPC Rating:

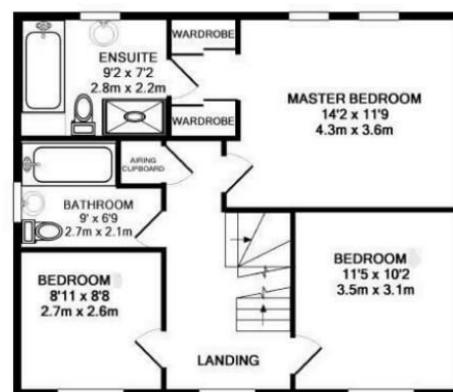
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR



2ND FLOOR