

# BUCKS

PROPERTY AGENTS



## Lothlorien Lower Farm Road, Ringshall, Stowmarket, IP14 2JE

Offers In Excess Of £485,000

- Three Double Bedrooms
- Recently Redecorated Throughout
- Conservatory
- UVPC Windows
- Double Garage
- Detached Bungalow
- Two Reception Rooms
- Oil Radiator Central Heating
- Off Road Parking For Five Vehicles
- Solar Panels



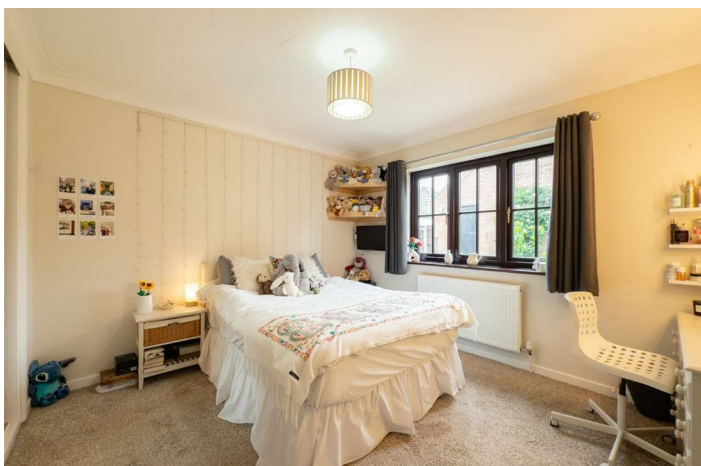
# Lothlorien Lower Farm Road, Stowmarket IP14 2JE

Nestled in the tranquil setting of Lower Farm Road, Ringshall, this charming detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious layout includes two inviting reception rooms, providing ample space for relaxation and entertaining guests. The bungalow boasts two modern bathrooms, ensuring that morning routines are both efficient and comfortable. For those with multiple vehicles, the property features generous off-road parking for up to seven vehicles, including a double garage, making it an excellent choice for car enthusiasts or larger families. The rear garden is a delightful addition, complete with a large shed that is equipped with power and light, offering a versatile space for hobbies or additional storage. This outdoor area provides a serene environment for gardening or simply enjoying the fresh air.

With its desirable location and thoughtful features, this bungalow presents a wonderful opportunity for anyone looking to settle in a peaceful community while still being within easy reach of local amenities. Ringshall is a village with countryside around within mid Suffolk, with local amenities such as primary school, village hall and parish church. Located four miles away from Stowmarket offers something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities. Ringshall has regular bus connections to the local towns of Hadleigh, Bideston, Hitcham, Great Bricett, Ipswich, Needham Market and Stowmarket offering rail links in to London, Cambridge, Norwich and Bury St Edmunds.



Council Tax Band: E



### Entrance Hall

With shelved airing cupboard housing hot water tank, built-in shelved cupboard and built-in cupboard housing water softener, wood panelling, loft access leads to boarded loft with power and light connected and two radiators.

### Cloakroom

With window to front, low level W/C, pedestal basin, tiled floor and radiator.

### Sitting Room

With bay window to front, window to front and side illuminating the room with natural light, wood burner, built-in shelved cupboard, TV point and two radiators.

### Kitchen

With window to rear and door leading to outside, range of high and low units, space for range cooker with extractor hood and fan, tiled splashbacks, integrated dishwasher, plumbing for washing machine and radiator.

### Dining Room

With window to side and patio doors leading to conservatory filling the room with natural light, laminate floor and radiator.

### Conservatory

With windows all round and French doors leading to outside ideal for indoor/outdoor entertaining, laminate floor and radiator.

### Bedroom One

With windows to front and side, built-in wardrobes with sliding doors and radiator.

### En-Suite

With window to front, corner shower cubicle, low level W/C, basin in vanity unit, fully tiled walls, tiled floor and heated towel rail.

### Bedroom Two

With window to rear, built-in wardrobe with sliding doors and radiator.

### Bedroom Three

With window to rear and radiator.

### Bathroom

With P bath with shower over, low level W/C, basin in vanity unit, tiled splashbacks, fully tiled walls, tiled floor and heated towel rail.

### Outside

To the front of the property is a driveway providing off road parking for five vehicles, with the bungalow situated central within the plot with lawns, all round hedging and fencing. To the rear of the property is a garden comprising of patio area ideal for outside entertaining, lawn, hedging, mature shrubs and trees, large shed with power and light connected, boiler outside, access through side gate, double garage with up and over door and power and light connected. For privacy and seclusion is fenced all round.



## 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 right onto Gipping Way/A1308 Continue straight to stay on Gipping Way/A1308 Turn right onto Hollingsworth Rd At the roundabout, take the 1st exit onto Ipswich Rd At the roundabout, take the 2nd exit onto Needham Rd At the roundabout, take the 1st exit onto Poplar Hill Turn left onto Tannery Rd Continue onto Deadman's Ln Turn right onto Straight Rd Turn left onto Stowmarket Rd Turn left to stay on Stowmarket Rd Turn right onto Lower Farm Rd Destination will be on the left Arrive: Ringshall, Stowmarket IP14 2JE, 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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	