

# BUCKS

PROPERTY AGENTS



11 Temple Road, Stowmarket, IP14 1AX

Asking Price £550,000

- Four Double Bedroom Detached Home
- Downstairs Cloakroom
- Sash Windows
- Cellar
- Single Garage & Off Road Parking
- Annexe/Guest Room with En-Suite
- Three Reception Rooms
- Kitchen & Utility
- South Facing Established Garden
- Private Road



# 11 Temple Road, Stowmarket IP14 1AX

Nestled on the charming Temple Road in Stowmarket, this delightful detached house offers a perfect blend of comfort and elegance. With four spacious bedrooms, this property is ideal for families seeking a serene and inviting home.

As you enter, you are welcomed into a bright and airy sitting room, featuring an open fireplace that creates a warm and cosy atmosphere, perfect for relaxing evenings. The French doors lead you to the rear of the property, where you can enjoy the beauty of the south-facing mature gardens. These gardens provide a wonderful outdoor space for hosting summer gatherings with friends and family. The conservatory offers additional space to enjoy your surroundings all year round. The bay sash windows not only enhance the aesthetic appeal but also allow natural light to flood the interiors, creating a warm and inviting atmosphere.

The property also boasts a convenient cloakroom, ensuring that guests are well accommodated. The annexe/guest bedroom is a true retreat, complete with an en suite bathroom that offers both privacy and comfort. Additionally, a utility room adds practicality to daily living, making chores more manageable. Parking is a breeze with space for 4 vehicles, plenty of space for family and guests. Stowmarket offers 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.

With its desirable location and charming features, this property is a rare find in Stowmarket. Do not miss the opportunity to make this lovely home your own and book a viewing with us today.



Council Tax Band: E



#### Hallway:

With window to side and access to cellar

#### Sitting Room:

With bay sash window to front and French doors opening onto the rear garden. Feature open fireplace, TV point and four radiators.

#### Cloakroom:

With window to side, low level WC, basin with vanity units, tiled splashbacks and tiled floor.

#### Inner Hallway:

With window to side, stairs to first floor, meter box, radiator, storage cupboard and door to outside.

#### Sung/Play Room:

A versatile space that can be used as an office, hobby room or snug with two windows to side, beech floor and radiator.

#### Kitchen & Dining/Garden Room:

With window to side, beech floor, range of high and low level kitchen units, worktops, stainless steel sink and drainer. Electric oven and gas hob with extractor hood and fan, tiled splashbacks, integrated dishwasher and fridge freezer. Opening into:

#### Garden Room:

With beech floor, radiator, windows around and patio doors opening onto the rear garden.

#### Rear Hallway:

Leading to Annexe/Guest Room

With tiled floor, radiator and door to outside.

#### Utility Room:

With tiled floor, cupboards, space for fridge freezer, plumbing for washing machine, sink and drainer.

#### Annexe/Guest Bedroom:

With window to rear and radiator.

#### En Suite:

With shower in cubicle, pedestal basin, low level WC, heated towel rail, tiled splashbacks and tiled floor.

### FIRST FLOOR

#### Landing:

With window to side, radiator and airing cupboard that houses the combi boiler.

#### Master Bedroom:

With bay sash window to front, window to side, shelved storage cupboard and radiator.

#### Bedroom Two:

With sash window to rear, loft access and radiator.

#### Bedroom Three:

With window to side, fitted wardrobe and radiator.

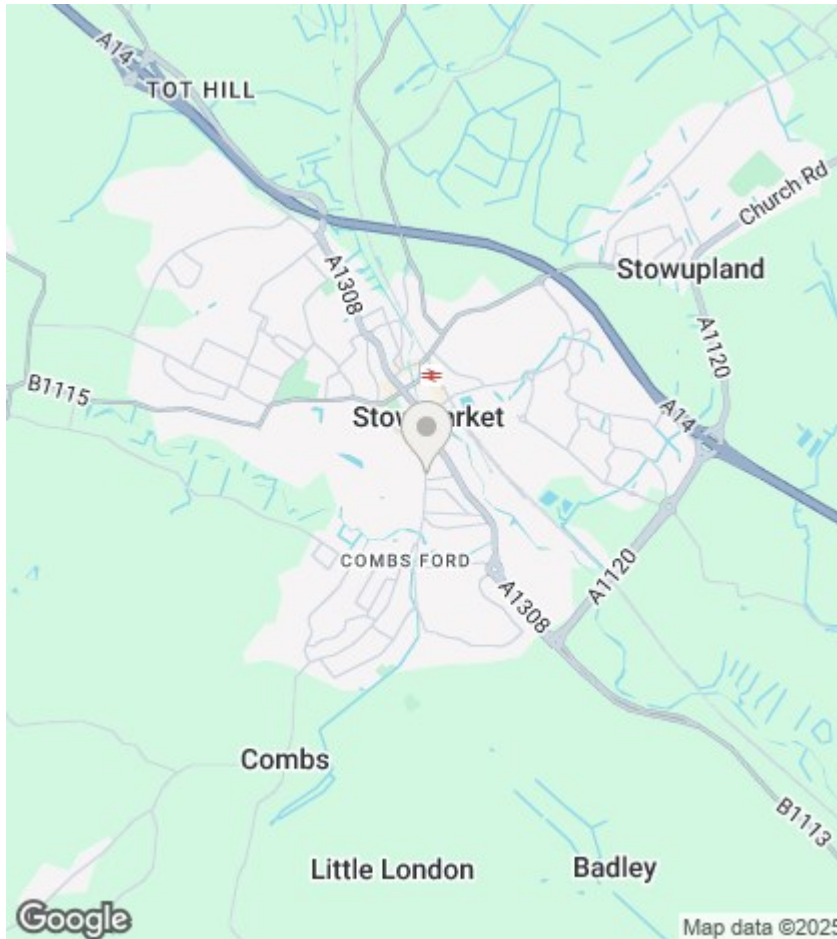
#### Bathroom:

With window to side, bath with shower over, low level WC, pedestal basin, heated towel rail, extensively tiled walls and tiled floor.

#### Outside:

Access to the the property is via a private road, to the front is a brick wall with railings, fencing, shrubs, shingle and off road parking for three vehicles. To the side is a covered lean-to that is fenced on one side. The established rear garden is south facing and comprises of patio area ideal of outdoor entertaining, lawn and pond. There are mature shrubs, trees, fruit trees and raised vegetable garden. The garden offers ample storage with large shed, two greenhouses and tool shed. For privacy and seclusion the garden is surrounded by fencing.





## Directions

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 Turn right onto Hollingsworth Rd At the roundabout, take the 2nd exit onto Ipswich Rd Turn left onto Temple Rd Restricted-usage road Destination will be on the left

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

