

BUCKS

PROPERTY AGENTS



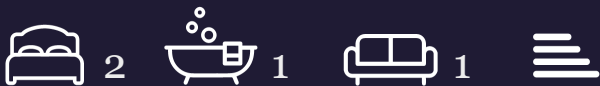
1 Myrtle Cottages Church Road, Stowupland, Stowmarket, IP14
4BQ
Price £285,000

- Two Bedrooms
- Conservatory
- Combi Boiler
- Single Garage
- Modernised and Updated Throughout
- Semi Detached Cottage
- Gas Radiator Central Heating
- Sealed Unit Double Glazing
- Off Road Parking For 3 Vehicles
- Village Location

1 Myrtle Cottages Church Road, Stowmarket IP14 4BQ

Nestled in the charming village of Stowupland, Stowmarket, this delightful semi-detached cottage offers a perfect blend of comfort and character. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat. Upon entering, you are welcomed into a spacious reception room that exudes warmth and homeliness. The open-plan kitchen and dining area provide a wonderful space for entertaining or enjoying family meals, while the adjoining conservatory invites an abundance of natural light, creating a serene atmosphere to relax and unwind. The cottage features a well-appointed bathroom, ensuring convenience for all residents. Outside, the property boasts ample parking, accommodating up to four vehicles, which is a rare find in village settings. Additionally, a single garage offers further storage or potential for a workshop.

The tranquil village location enhances the appeal of this property, providing a sense of community while Stowupland has many amenities including schools, local businesses, pubs and easy access to the A14 corridor providing access to larger towns such as Ipswich and Bury St Edmunds. The nearest railway station is about 5 minutes' drive away in the market town of Stowmarket with main rail links to London Liverpool Street, Bury St Edmunds, Norwich and Cambridge. Stowmarket also offer many more amenities such as four major supermarkets, leisure centre and cinema and medical facilities. . This charming cottage is not just a house; it is a place to call home, where you can enjoy the beauty of village life in a comfortable and inviting setting. Don't miss the opportunity to make this lovely property your own.



Council Tax Band: C



Entrance Hall

With stairs to first floor and brick floor.

Sitting Room

With window to front, open fireplace with wood burner, beams, TV point, laminate floor and radiator.

Dining Room

With window to front, beams and radiator.

Kitchen

With two windows to rear and door leading to conservatory, newly fitted low level units, breakfast bar, porcelain sink and drainer, matching worktops and splashbacks, space for cooker with extractor hood and fan, space for fridge freezer, plumbing for washing machine, understairs cupboard, Combi boiler on wall and vinyl floor.

Conservatory

With windows all round and door leading to outside, utility area with worktop, space for tumble dryer and laminate floor,

Bedroom One

With window to front, built-in wardrobes and radiator.

Bedroom Two

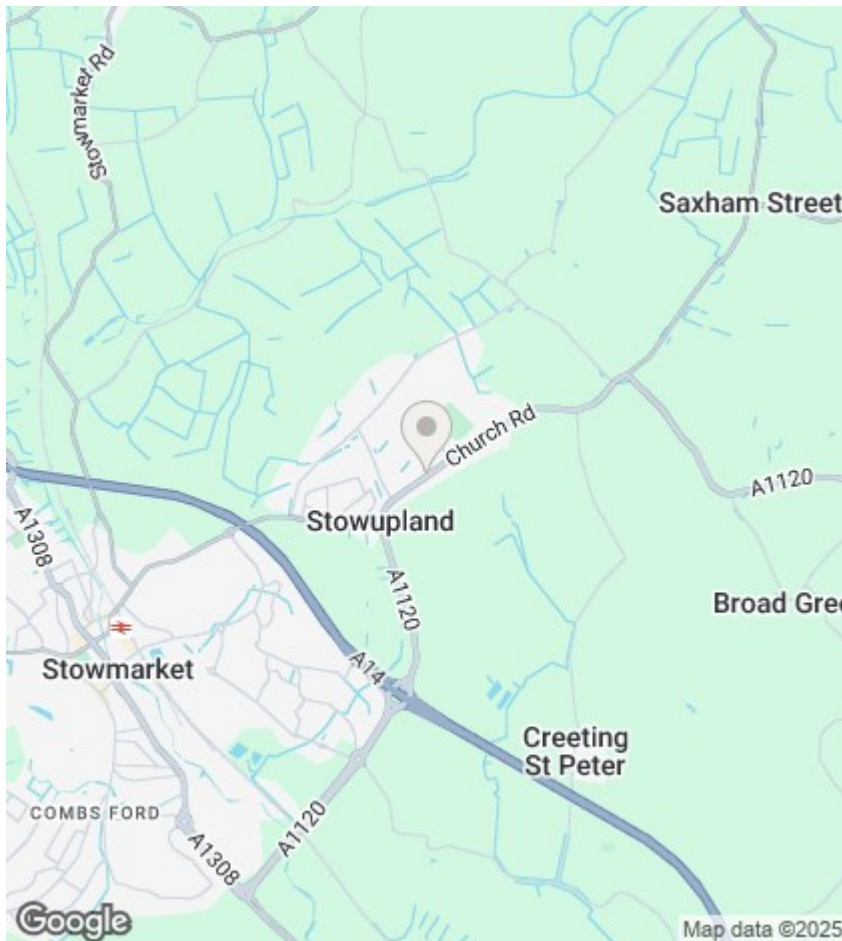
With window to front, built-in wardrobes, exposed beams and radiator.

Bathroom

With two windows to rear, bath with mixer tap, corner shower cubicle, low level W/C, basin in vanity unit, tiled splashbacks, eaves storage, floorboards and radiator.

Outside

To the front of the property is a path leading to the front door with storm porch, with driveway providing off road parking for three vehicles. With side gate leading to rear garden comprising of patio ideal for outdoor entertaining, lawn areas, shrub borders, shed with lean to area, built-in BBQ and for privacy and seclusion is fenced all around. With single garage with up and over door and personnel door to side.



Directions

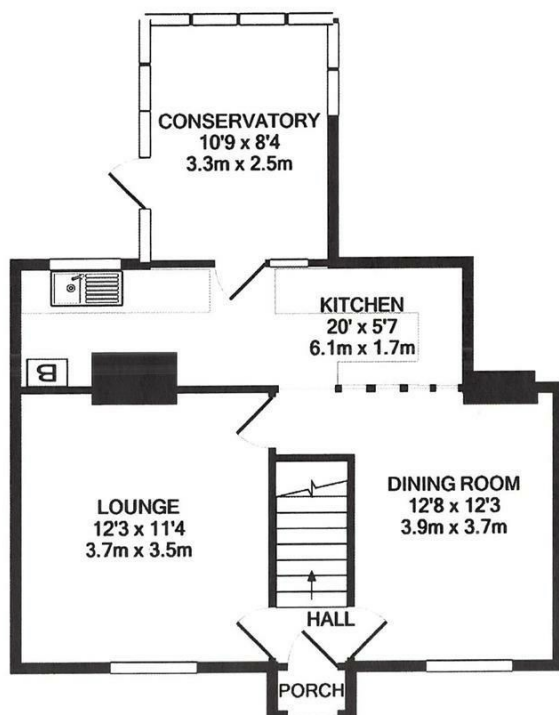
Market Place, Stowmarket IP14 1DT, UK
 Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Turn left onto Navigation Approach At the roundabout, take the 2nd exit onto Mortimer Rd At the roundabout, take the 2nd exit onto B1115 Turn left onto Church Rd/A1120 Destination

Viewings

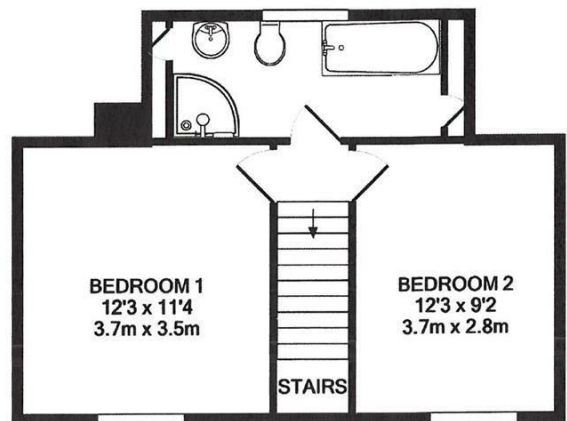
Viewings by arrangement only.
 Call 01449614700 to make an appointment.

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	



GROUND FLOOR
 APPROX. FLOOR
 AREA 491 SQ.FT.
 (45.6 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 373 SQ.FT.
 (34.7 SQ.M.)