

# BUCKS

— PROPERTY AGENTS —



13 Saxham Street, Stowupland, Stowmarket, IP14 5DA

Offers Over £300,000

- Semi Detached Cottage
- Sealed Unit Double Glazing
- En Suite To Master Bedroom
- Off Road Parking for Several Vehicles
- Spectacular Views Over Fields
- Three Bedrooms
- Oil Radiator Central Heating
- Conservatory
- Village Location



# 13 Saxham Street, Stowmarket IP14 5DA

Bucks Property Agents are delighted to offer for sale this immaculately presented THREE BEDROOM SEMI DETACHED COTTAGE located in the extremely popular village of Stowupland. With spectacular views over fields to the rear the property boasts SEALED UNIT DOUBLE GLAZING, OIL RADIATOR CENTRAL HEATING, EN SUITE to MASTER BEDROOM, DOWNSTAIRS BATHROOM, GARDENS to the FRONT and REAR and OFF ROAD PARKING for several vehicles.

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.

The agents would recommend an internal inspection at the earliest opportunity to appreciate this outstanding accommodation on offer.

The accommodation on offer is as follows:



Council Tax Band: C



### Entrance Porch:

With two windows to the front and two windows to side and tiled floor.

### Hallway:

With window to side, stairs to first floor, understairs cupboard, meter cupboard and radiator.

### Sitting Room:

With window to front, laminate style flooring, large brick fireplace with oak mantle and multi fuel burner inset, TV point, storage cupboard and further built in cupboards, shelving and two radiators.

### Kitchen:

With window to rear, range of modern high and low level units, matching work tops and splashbacks, ceramic sink and drainer Plumbing for dishwasher and washing machine, space for fridge freezer, electric double oven and electric hob with extractor hood and fan, storage cupboard, tiled floor and boiler. Door leading to:

### Conservatory:

With surround windows, French doors to rear, laminate style flooring and brand new roof recently fitted.

### Bathroom:

With window to rear, bath with shower over, basin in vanity unit, low level WC, fully tiled floor and walls, built in storage cupboard and radiator.

### First Floor Landing:

With window to side, loft access, shelved airing cupboard that houses the hot water tank and radiator.

### Bedroom One:

With two windows to front, brick chimney breast and two radiators.

### En Suite:

With low level WC, basin in vanity unit and vinyl style flooring.

### Bedroom Two:

With window to rear and radiator.

### Bedroom Three:

Window to rear, laminate style flooring and radiator.

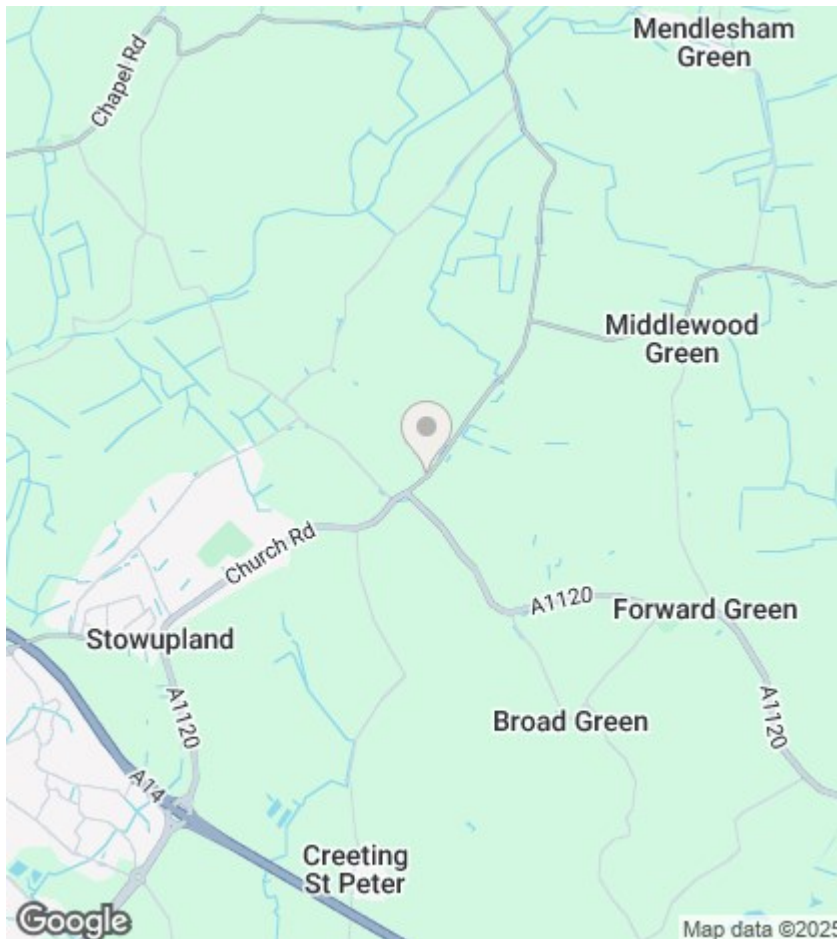
### Outside:

To the front of the property are lawns, pond, mature

shrubs, shed, gravel parking area, driveway providing off road parking for several vehicles, fencing to the side and wall and hedging to the front. A side gate leads to the rear garden that comprises of lawns, patio, miniature feature wall, pebbles, mature shrubs, summer house, shed with power and light connected, covered seating area and the garden is surrounded by fencing with far reaching views over fields.

### Agent Note

The right of way to the rear is for access to next door to be able to have oil delivery and maintenance.



## 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 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 Continue to follow A1120 Continue straight Destination will be on the left

## Viewings

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

## EPC Rating:

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		97
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	25	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	