

# BUCKS

PROPERTY AGENTS



## 21 Chamomile Close, Stowupland, Stowmarket, IP14 4FE

### Offers In The Region Of £450,000

- Four Bedrooms
- Kitchen Diner/ Family Room
- Study
- Gas Radiator Central Heating
- Single Garage And Off Road Parking For Three Vehicles
- Detached House
- En-Suite To Master Bedroom
- Sealed Unit Double Glazed
- Low Maintenance Rear Garden
- Village Location



# 21 Chamomile Close, Stowmarket IP14 4FE

Located in the charming locale of Chamomile Close, Stowupland, this delightful detached house with oak internal doors and upgrades throughout presents an exceptional opportunity for family living. With four spacious bedrooms, including a master suite complete with an en-suite bathroom, this property is designed to accommodate the needs of modern families. The heart of the home is undoubtedly the expansive kitchen diner and family room, which boasts elegant French doors that open directly onto the rear garden. This seamless connection to the outdoors creates an inviting space for entertaining and enjoying family gatherings. The garden itself features a dedicated entertaining area, perfect for summer barbecues or simply relaxing in the sun. In addition to the generous living spaces, the property includes a well-appointed study, ideal for those who work from home or require a quiet space for reading and reflection. The house is complemented by two bathrooms, ensuring convenience for all family members. Parking is a breeze with ample space for up to four vehicles, including a single garage equipped with power and light, as well as off-road parking for three additional cars. This feature is particularly advantageous in a family home, providing both security and ease of access.

Overall, this property on Chamomile Close offers a perfect blend of comfort, style, and practicality, making it an ideal choice for families seeking a welcoming and functional home in the picturesque setting of Stowupland, which 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.



Council Tax Band: E



### Entrance Hall

With stairs leading to first floor, understairs cupboard, built in cupboard, tiled floor and radiator.

### Sitting Room

With window to front, TV point and two radiators.

### Kitchen Diner/ Family Room

With two windows to rear, two Velux windows, two full length windows and French doors reading to rear garden ideal for indoor/outdoor entertaining, range of modern high glass high and low units, island with storage, induction hob with extractor hood and fan, eye level electric oven, space for fridge freezer, cupboard housing boiler and two radiators.

### Utility Cupboard

With high level units, worktop, plumbing for washing machine, space for tumble dryer and tiled floor.

### Study

With window to front and radiator.

### Cloakroom

With low level W/C, basin, tiled floor and radiator.

### First Floor Landing

With loft access to part boarded loft with pull down loft ladder and radiator.

### Bedroom One

With window to front, Built-in walk in double wardrobes with glass sliding doors and radiator.

### En-Suite

With window to side, double shower cubicle, low level W/C, basin in vanity unit, tiled splashbacks, tiled floor and heated towel rail.

### Bedroom Two

With window to front, fitted wardrobes and shelving and radiator.

### Bedroom Three

With window to rear and radiator.

### Bedroom Four

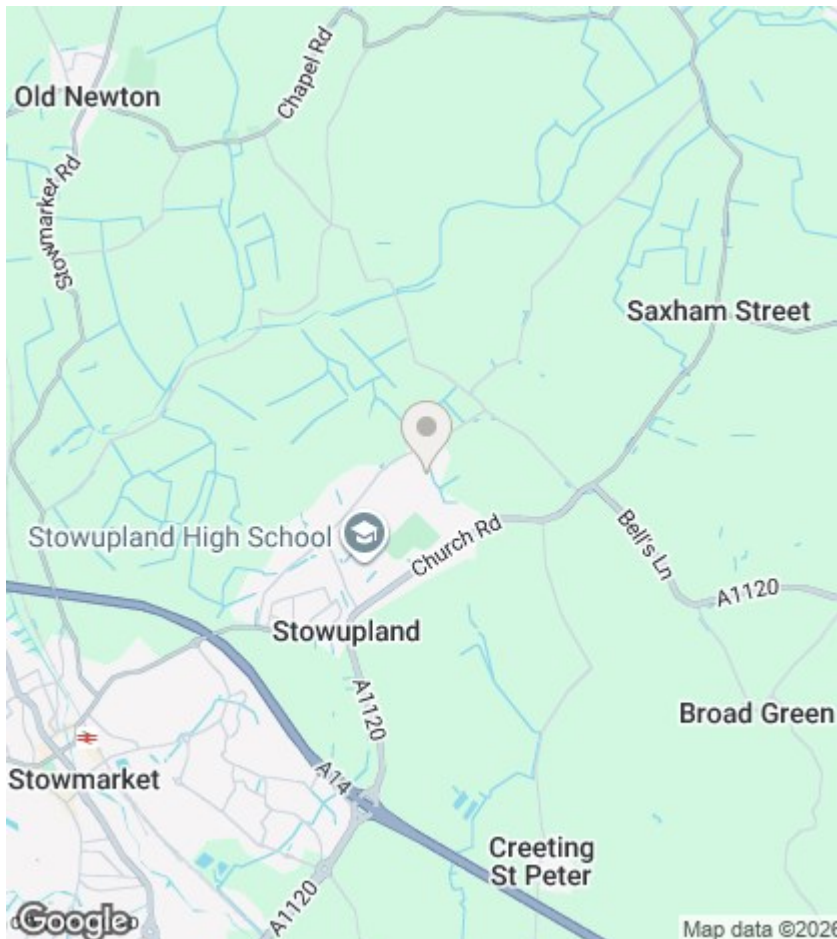
With window to rear and radiator.

### Bathroom

With window to side, bath with mixer tap and shower attachment, shower cubicle, low level W/C, basin in vanity unit, shaver point, tiled splashbacks, tiled floor and heated towel rail.

### Outside

To the front of the property are paving stones leading to the front door, hedging and gravel. With a driveway providing off road parking for three vehicles additionally leading to a single garage with up and over door and power and light connected. To the rear of the property with access through a side gate is a rear garden comprising of patio area ideal for outside entertaining, artificial grass entertaining area, raised shrub borders, shed and for privacy and seclusion is fenced 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 Go through 1 roundabout Turn left onto Church Rd/A1120 Turn left onto Oxlip Way Turn right onto Chamomile Cl Destination will be on the right Arrive: Stowupland, Stowmarket IP14 4FE, UK

## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(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