

BUCKS

PROPERTY AGENTS



1 Hart Grove, Stowmarket, IP14 5YB

Offers Over £400,000

- Four Double Bedrooms
- En-Suite To Master Bedroom
- Kitchen/Diner
- UPVC Windows
- 9 Years Remaining On NHBC
- Corner Plot Detached House
- Sitting Room and Family Room
- Utility Room
- Gas Radiator Central Heating
- Single Garage And Off Road Parking For Four Vehicles.

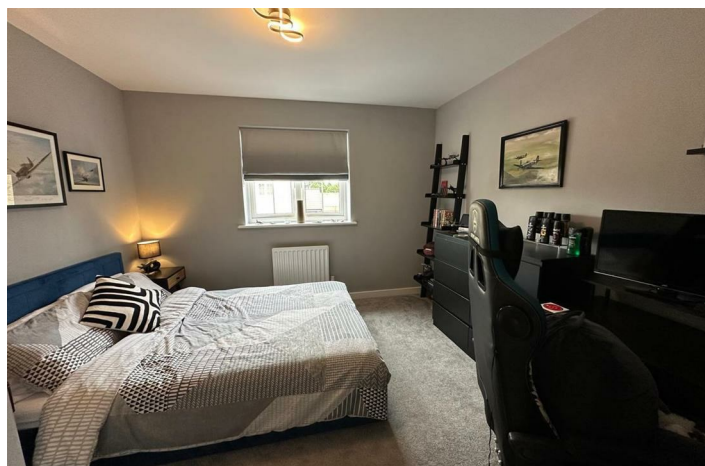
1 Hart Grove, Stowmarket IP14 5YB

Situated in the charming area of Hart Grove, Stowmarket, this impressive corner plot detached house offers a perfect blend of comfort and modern living, with the additional bonus of the property still having nine years National House-Building Council remaining as the property is only one year old. With four spacious double bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families seeking both space and convenience. The heart of the home is a generous sitting room that invites relaxation, complemented by a family room that provides additional space for leisure or entertainment. The well-appointed kitchen/diner is perfect for family meals and gatherings, while a utility room adds practicality to daily life. This property boasts two bathrooms, ensuring ample facilities for all residents. For those with vehicles, the house features off-road parking for up to four vehicles, along with a single garage and an electric charger point, catering to modern needs.

Set in a desirable location, this home is not only functional but also offers a welcoming atmosphere, making it an excellent choice for anyone looking to settle in Stowmarket, offering 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 thoughtful layout and ample parking, this property is a rare find that promises a comfortable lifestyle.



Council Tax Band: E



Entrance Hall

With stairs leading to first floor, Amtico floor and radiator.

Sitting Room

With two windows to side and window to rear, TV point and two radiators.

Kitchen/Diner and Family Room

With windows to front and rear and French doors leading to rear garden ideal for indoor/outdoor entertaining additionally illuminating the room with natural light, range of modern high and low units, stainless steel sink and drainer, matching worktops and splashbacks, tiled splashbacks, gas hob with extractor hood and fan, electric double oven, integrated fridge freezer and dishwasher, Amtico floor and radiator.

Utility Room

With door leading to outside, stainless steel sink and drainer, matching worktop and splashbacks, plumbing for washing machine, space for tumble dryer, understairs cupboard, Combi boiler on the wall and radiator.

Cloakroom

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

First Floor Landing

With loft access and radiator.

Bedroom One

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

En-Suite

With window to front, double shower cubicle, low level W/C, pedestal basin, shaver point, tiled splashbacks, Amtico floor and heated towel rail.

Bedroom Two

With window to front and radiator.

Bedroom Three

With window to side and radiator.

Bedroom Four

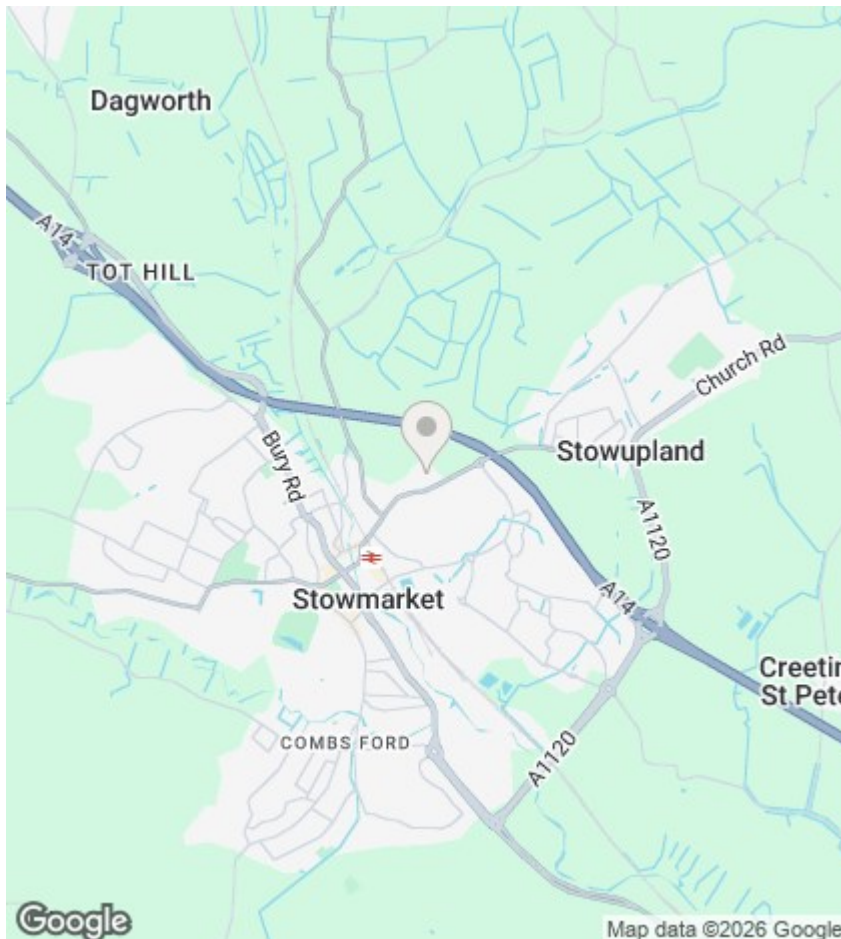
With window to front, built-in cupboard and radiator.

Bathroom

With window to front, bath with mixer tap and shower attachment, low level W/C, basin, shaver point, tiled splashbacks and Amtico floor.

Outside

To the front of the property are paving stones leading to the front door, lawn, shrubs, paving stones to the side of the property leading to a driveway providing off road parking for four vehicles and single garage with up and over door. To the rear of the property with access through a garden gate is a rear garden comprising of patio area ideal for outside entertaining, lawn, shrubs, two sheds 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 Continue to follow B1115 Turn left onto Galleon Rd Turn left Destination will be on the right Arrive: Stowmarket IP14 5YB, UK

Viewings

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

EPC Rating:

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	94
(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	

