



Church Road
Stowupland

£430,000

LACY SCOTT
& KNIGHT

est. 1869

Ban Mai

Church Road | Stowupland | Stowmarket | IP14 4BQ

Stowmarket 1 mile, Ipswich 12 miles, Bury St Edmunds 17 miles

Much improved and individually designed 3 bedroom chalet bungalow, offering a generous amount of bright and spacious living accommodation.

Entrance Hall | Shower Room | Sitting Room | Kitchen/Breakfast Room | Utility Room | 3 Bedrooms | Large Family Shower Room | Detached Garage | Ample Parking | Private Rear Garden | Highly Regarded Village

Ban Mai

From the large entrance hall access is provided to all the principal rooms, as well as the ground floor shower room comprising shower cubicle, pedestal wash handbasin and low flush wc. The sitting room features an open fireplace as well as a wealth of natural light provided by glazed windows to side, and glazed double doors which open out into the conservatory, which in turn leads out to the large paved patio area. The kitchen/breakfast room is a particular feature of this property benefiting as it does from a wide range of wall, base and drawer units as well as eye level double oven, hob, plus sink unit with mixer taps. Leading off of the kitchen/breakfast room there can be found a utility room, which houses space for a fridge freezer as well as plumbing for a washing machine and dishwasher and further sink unit. Also at ground floor level can be found a good sized third bedroom.



At first floor level there is a large landing area which benefits from a good natural light and in turn provides access to both the double bedrooms which both benefit from a range of fitted wardrobes. Also leading off of the landing can be found the very spacious shower room which comprises of a double width walk-in shower, plus vanity wash handbasin with mixer taps, low flush wc and range of built-in cupboards.

Outside

To the front of the property there is ample parking provided by the large driveway which also provides a turning area. Beyond this can be found a large paved patio area with glazed doors leading into the kitchen/breakfast room. To the right

hand side of the property the driveway leads to the main entrance and continues onto the detached garage located to the rear of the property which benefits from light and power as well as personnel door into garden and double doors to front. The main rear garden is a mixture of paved patio area with lawned garden beyond and is enclosed by a mixture of fence and hedge surround.

Location

Ban Mai is centrally positioned within the well served village of Stowupland, having frontage onto Church Road which is the principal access route through the village.

The property is a short distance from the church and primary school, and the village hall and The Crown public house are located approximately 200 yards up the road. Stowupland High School is to the rear.

Other facilities in the village include a garage and fish & chip shop, and there is a Tesco supermarket less than a mile from the property.

Services

Mains water, electricity, oil fired central heating.

Local Authority

Mid Suffolk District Council - Council Tax Band D.

Directions

From the A14 exit at the Stowmarket interchange (Junction 50) and turn northward on the A1120 following the road for approximately a mile into the village of Stowupland. Follow the road through the village past the garage, and the property will be found on the left hand side approximately 150 yards after The Crown public house.



Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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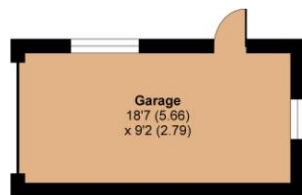
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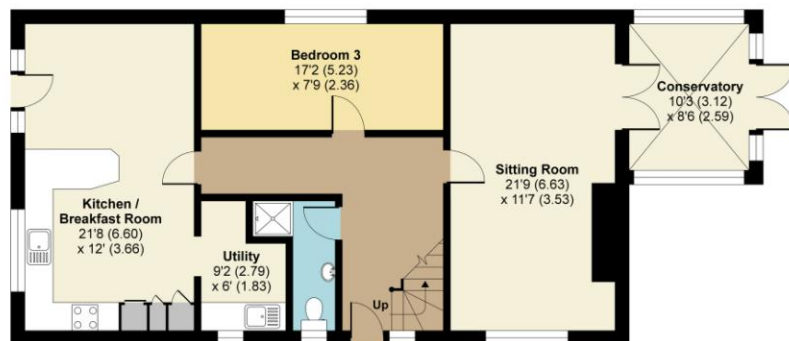
Ban Mai, Church Road, Stowupland, Stowmarket, IP14

Approximate Area = 1761 sq ft / 163.5 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Lacy Scott & Knight. REF: 780630



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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