

*A spacious four bedroom bungalow
in an accessible location and
occupying a mature plot of nearly a
third of an acre.*

Guide Price
£560,000 Freehold
Ref: P6801/J

Stow Thorney
Mendlesham Road
Brockford
Stowmarket
Suffolk IP14 5NU



Entrance hall, 19' sitting room, dining room, kitchen/breakfast room, study, utility room and cloakroom.

Master bedroom with en-suite shower room, three further double bedrooms and bathroom.

Attached double garage and block paved driveway.

Mature landscaped gardens of nearly a third of an acre.

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Location

Stow Thorney is situated on the Mendlesham Road, in an accessible location a short distance from the A140 Norwich Road, formerly a Roman road, within the parish of Wetheringsett-cum-Brockford. The parish is home to the Mid-Suffolk Light Railway Museum, affectionately known as the 'Middy', a tourist attraction and museum, with shop, bar and café, as well as a host of events throughout the year. The hamlet of Brockford has a BP petrol station with shop, with the nearby village of Wetheringsett benefitting from a primary school and church. The neighbouring village of Mendlesham, 1½ miles, is well served with a primary school, health centre, village stores, post office, pub and fish and chip shop.

The property is conveniently located for access to the A140, which provides good road links northward towards Diss and Norwich, 10 miles and 29 miles respectively, west to Bury St Edmunds, 23 miles, and southwards toward Ipswich and Stowmarket, which are 16 miles and 9 miles distance respectively. Diss, Norwich, Ipswich and Stowmarket all have railway stations providing a regular commuter service to London's Liverpool Street, as well as excellent shopping facilities.

Description

Stow Thorney is an individual bungalow, that we understand was built during the late 1980s. Being of that era, the accommodation is extremely spacious and with all the principal rooms of good proportions. In all, the bungalow extends to approximately 2,000 square feet (188 sqm), and comprises a spacious entrance hall, 19' sitting room, kitchen/breakfast room and separate dining room, study, cloakroom and utility room. In addition there is a master bedroom with en-suite shower room and three further double bedrooms.

Outside there is an attached double garage and a generous block paved driveway to the front. The rear garden, which faces in a westerly direction, has been landscaped and is well established containing a wide variety of specimen flowers, shrubs and trees. In all the site extends to nearly a third of an acre.



The Accommodation

The Bungalow

A wooden front door with central leaded light opens into the

Entrance Hall

A spacious area for receiving guests, which is double height in part. Windows overlooking the front drive, door to built-in **Cloak Cupboard**, door to **Airing Cupboard**, access to roof space, fully glazed door providing additional light and access to the rear garden and doors off to

Sitting Room 19'7 x 13'10 (5.97m x 4.22m)

An impressive triple aspect reception room with fully glazed bi-fold doors providing access to the garden. The focal point is the fireplace set within a brick chimney housing the woodburning stove set on a raised tiled hearth. TV and telephone points and radiator.



Dining Room 15'4 x 9'11 (4.67m x 3.01m)

With part glazed double doors linking well with the Kitchen/Breakfast Room together with glazed bi-fold doors offering views and access to the garden. Radiator and TV point.



Kitchen/Breakfast Room 15'4 x 13'10 (4.67m x 4.22m)

With large window on the rear elevation providing plenty of light and good views of the garden. Well fitted with range of display cabinets, cupboard and drawer units incorporating granite effect worksurface over with one and a half bowl resin sink with mixer tap, drainer and separate drinking water spigot. Bosch electric hob with light and extractor hood over and high level double oven and grill. Integral Bosch dishwasher and recess for upright fridge freezer. Recessed spotlighting, tiled flooring, radiator, TV point and internal window gaining light from the Entrance Hall.



Study 9'6 x 8'10 (2.9m x 2.7m)

With large window overlooking the driveway, together with feature glazed internal wall. Radiator.

Utility Room 9'7 x 9'1 (2.9m x 2.77m)

With rolltop worksurface incorporating stainless steel sink unit with mixer tap and cupboard units. Plumbing and waste connections for a washing machine and water softener. Floor standing oil fired boiler. Integral door to the **Double Garage**.

Bedroom One 19'6 x 14'6 (5.94m x 4.42m)

A spacious double bedroom with glazed bi-fold doors providing plenty of light and access to the garden. Fitted wardrobe cupboard, radiator and telephone point. Door to



En-suite Shower Room

Fully tiled and with suite comprising shower cubicle with mixer shower, WC and pedestal wash basin. Heated towel rail, recessed spotlighting and extractor fan.

Bedroom Two 15'4 x 9'11 (4.67m x 3.02m)

With window on the rear elevation overlooking the garden. Radiator and TV point.

Bedroom Three 14'6 x 8'11 (4.42m x 2.72m)

A double bedroom with window on the side elevation, and overlooking the rear courtyard. Range of fitted wardrobe cupboards and radiator.



Bedroom Four 15'3 x 9'1 (4.65m x 2.77m)

Another good size double bedroom, that is currently utilised as a Study. Fully glazed sliding doors providing access to the rear courtyard. Radiator and telephone point.

Bathroom

With suite comprising panelled bath in half height tiled surround with mixer tap and shower attachment. Shower enclosure with mixer shower, WC and pedestal wash basin. Heated towel rail, tiled floor, spotlighting and shaver socket.

Cloakroom

With WC, mounted wash basin with storage cupboard under, tiled floor and radiator.

Outside

Stow Thorney is set well back from the village street approached via a right of way over a shingled driveway which leads to Stow Thorney's block paved driveway with a generous parking and turning area to the front of the property. From here access can be gained to the **Double Garage**, approximately 19'6 x 18'2 (5.94m x 5.54m), with two remote operated up and over doors, power and light connected, internal door to the Utility Room and personnel door to the rear. The perimeter of the driveway is enclosed by raised beds that contain a good variety of established shrubs and trees.



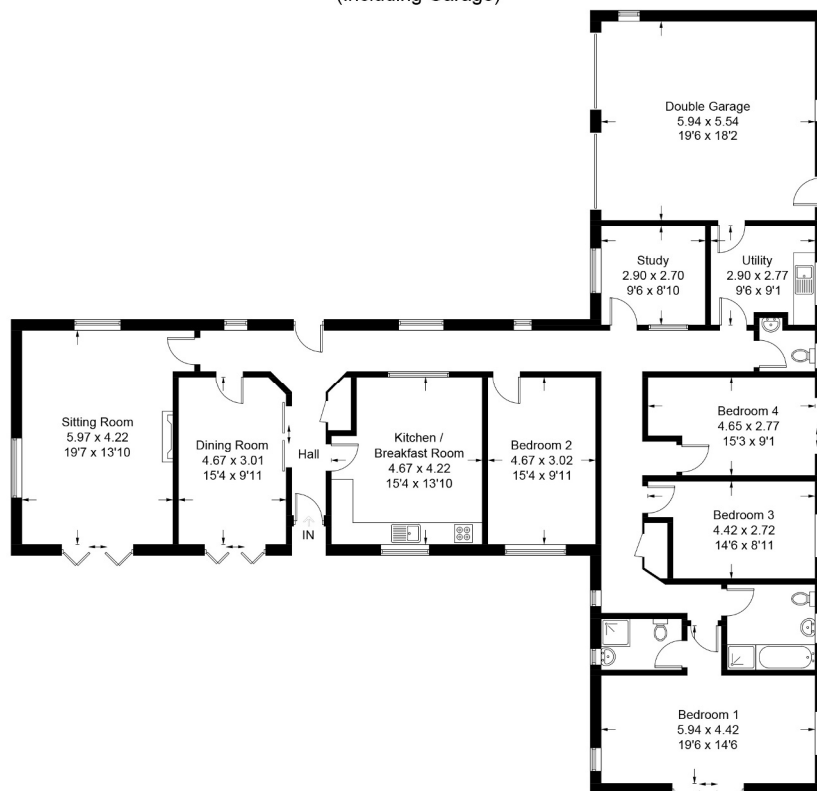
A paved pathway leads from the driveway and to the gardens at the rear. These have been landscaped and comprise a hard landscaped area of paving and shingle, beyond which is a central area that is laid to lawn enclosed within borders containing a number of specimen flowers, shrubs, trees and spring bulbs.

A pergola supporting a Wisteria provides access to the enclosed courtyard garden to the side of the property from where access can be gained to Bedroom 4/Study. Beyond this area is a useful storage area with timber frame shed, greenhouse and oil storage tank. The path continues from here, via a second gateway, back to the driveway.



Stow Thorney, Brockford

Approximate Gross Internal Area = 222.4 sq m / 2394 sq ft
(Including Garage)



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Viewing Strictly by appointment with the agent. Please adhere to current Covid guidelines.

Services Mains water and electricity. Private drainage system. Oil fired central heating.

EPC Rating = E

Council Tax Band E; £2,246.75 payable per annum 2021/2022

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX;
Tel: 0345 6066067

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The property benefits from a right of way from the A140 to the rear of the garden to access and maintain the private drainage system.
4. Prospective purchasers should note that there is a travellers site located along Mendlesham Road, some of which is unauthorised.

March 2022



Directions

Heading north on the A140 pass the Mendlesham Mast on your right then take the left hand turn signposted Mendlesham (34th Bomb Group Memorial). After approximately half a mile at the T-junction take the right hand turn signposted to Brockford 1 mile. Continue along this road for approximately 3/4 mile and the entrance to Stow Thorney will be found on the right hand side.

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