



8a Trinity Walk | Stowupland | Suffolk | IP14 4AS

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PROPERTIES

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# 8a Trinity Walk, Stowupland, Suffolk, IP14 4AS

*“A stylish, spacious and thoughtfully designed two bedroom detached bungalow offering well-maintained gardens, useful detached timber outbuilding & ample off-road parking.”*

## Description

A rare opportunity to acquire a stylish, spacious and thoughtfully designed two bedroom detached bungalow located in a tucked away position within the desirable and well-served Suffolk village of Stowupland.

Other notable benefits include under floor heating, ample off-road parking as well as proportionate, predominately lawned and well-maintained rear gardens.

## About the Area

Stowupland offers a very good range of local facilities including schools, shops, public houses, church, village hall and bus service. There are also some pleasant walks in the surrounding countryside. Stowupland offers the ideal balance between a country environment whilst being conveniently located for the towns of Stowmarket, a mile away, which has a mainline rail link to London Liverpool Street (commute time 80 minutes), Ipswich, Bury St Edmunds and further afield via the A14, A1120 and A140.

## The accommodation in more detail comprises:

Front door to:

### Entrance Hall

Welcoming entrance with cloak hanging space, frosted and generous window to the side aspect and door to:

### Inner Hall

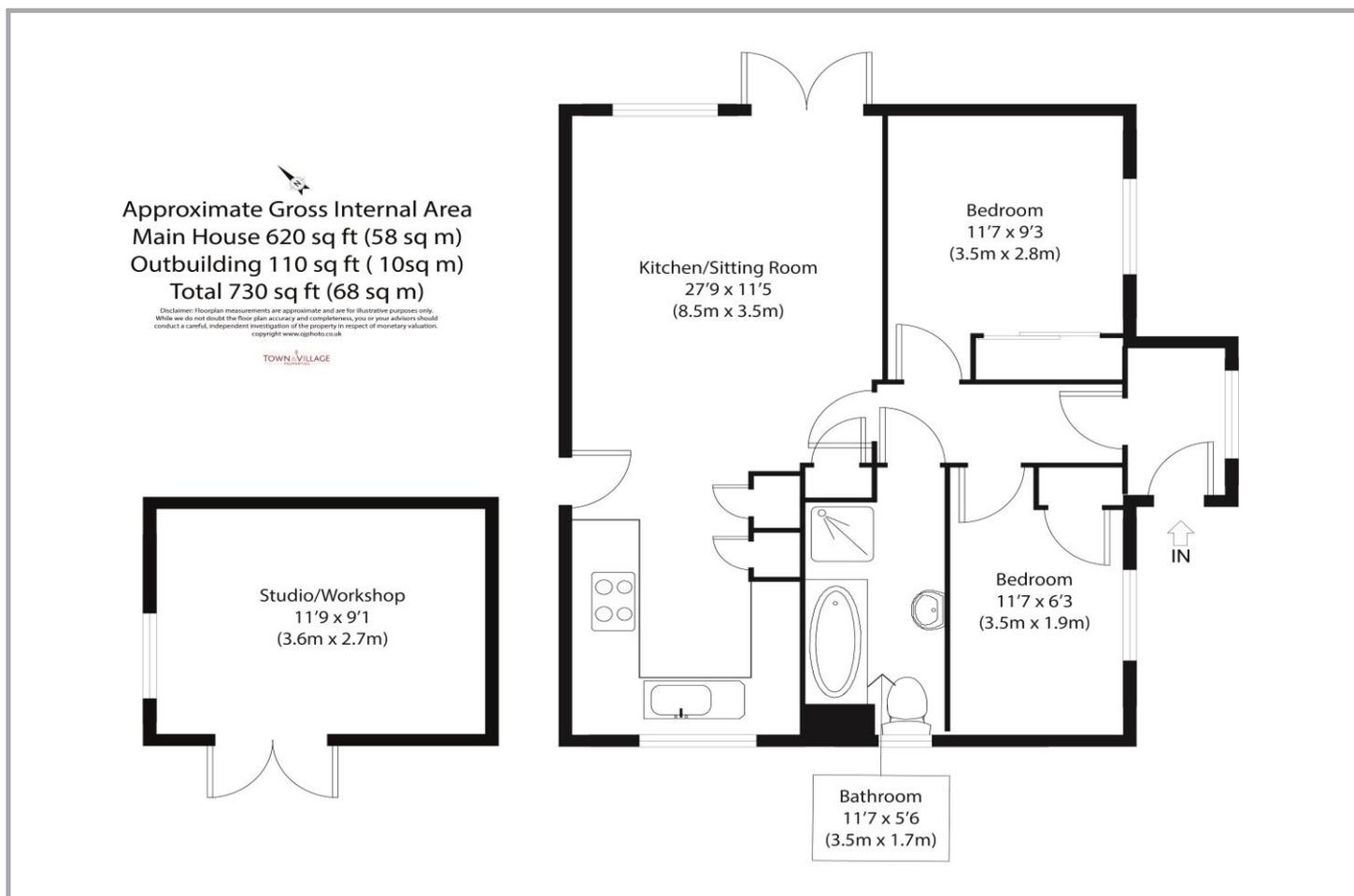
With doors to:

### Kitchen/Sitting Room Overall Measurement Approx 27'9 x 11'5 (8.5m x 3.5m)

### Sitting Room

Light and airy space with window to rear aspect and French doors to the rear opening onto the terrace, hardwood flooring, wood panelling and door to storage cupboard housing the Alpha gas-fired boiler. Open plan to:





### Kitchen

Fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl stainless steel sink, drainer and chrome mixer tap. Integrated appliances include oven and four ring halogen hob with extractor over, fridge/freezer, dishwasher and washing machine. Integrated plate rack and five-way divider wine rack, window to front aspect, personnel door to side, hardwood flooring and spotlights.

### Master Bedroom Approx 11'7 x 9'3 (3.5m x 2.8m)

Double room with window to side aspect and built-in wardrobe.

### Bedroom Two Approx 11'7 x 6'3 (3.5m x 1.9m)

Window to side aspect, access to loft and built-in storage cupboard with hanging space and shelving.

### Family Bathroom

Luxuriously appointed white suite comprising w.c, hand wash basin with storage under and tiled splash back, corner tiled shower cubicle, panelled bath, heated towel rail, spotlights, extractor and frosted window to front aspect.

### Outside

The property is located within the heart of the desirable and well served Suffolk village of Stowupland and occupies a tucked away position as well as being accessed over a private drive providing ample off-road parking. A side access leads through a gate to the rear gardens, which are predominately lawned with a terrace abutting the rear of the property with the boundaries defined by a mixture of panelled and picket fencing. Also incorporated within the plot is a substantial detached timber outbuilding with double doors, window, power and light connected, ideal for a variety of uses. Also incorporated within the plot is a log store.

### Local Authority

Mid-Suffolk District Council

### Council Tax Band - C

### Services

Mains water, drainage and electricity. Under floor heating.



## Energy performance certificate (EPC)

8a Trinity Walk  
Stowupland  
STOWMARKET  
IP14 4AS

Energy rating

C

Valid until: 11 December 2033

Certificate number: 2921-9524-0542-9093-0783

Property type: Detached bungalow  
Total floor area: 57 square metres

### Rules on letting this property

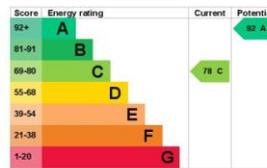
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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