



41 Oxlip Way | Stowupland | Suffolk | IP14 4DT

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PROPERTIES

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41 Oxlip Way, Stowupland, Suffolk, IP14 4DT

“A stylish & well-presented four bedroom detached family house offered with the added benefit of proportionate rear gardens, ample off-road parking & garage.”

Description

A fantastic opportunity to acquire a spacious, stylish and well-presented four bedroom detached family house, situated in a delightful position within the heart of this high-quality modern development.

The property offers spacious and free-flowing living accommodation arranged over two floors and is offered with the added benefit of proportionate rear gardens, ample off-road parking and single garage.

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 details comprises:

Front door to:

Entrance Hall

Light and airy, welcoming entrance with doors to:

Cloakroom

White suite comprising w.c, hand wash basin with tiled splash back and extractor.

Sitting Room Approx 16'3 x 10'9 (4.94m x 3.28m)

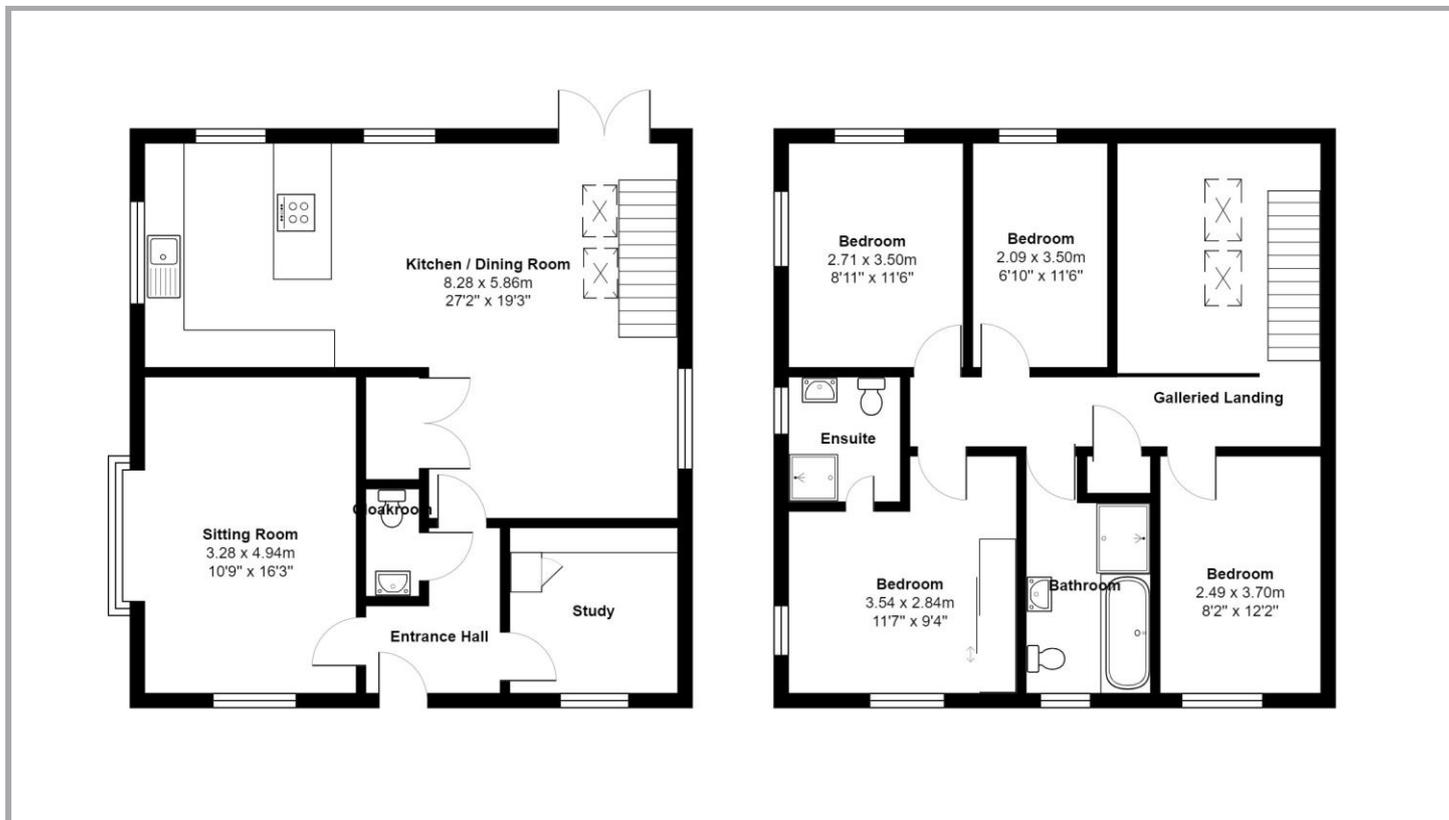
Generous space with double aspect windows to the front and side, the latter of which is of a bay window style.

Kitchen/Dining Room Approx 27'2 x 19'3 (8.28m x 5.86m)

L-shaped, open-plan space with stairs rising to the first floor, French doors to the rear opening onto the terrace, two windows to rear aspect and skylight. This room is currently divided into two distinct areas but is ideal for a variety of uses. Double doors to utility cupboard, which also incorporates wall and base units, worktop, space for white goods and housing for fuse board. The current owners have also incorporated a snug area into this space with window to side aspect.

The kitchen is luxuriously appointed and fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl sink, drainer and chrome mixer tap, integrated appliances include Bosch four ring halogen hob, Bosch oven and grill, dishwasher and fridge/freezer. The kitchen also incorporates the gas-fired boiler and the extensive worktop and storage space continues with the incorporation of an island style unit.





Study

Window to front aspect and extensive built-in shelving with storage under.

First Floor Landing

With access to loft, door to airing cupboard with shelving and doors to:

Master Bedroom Approx 11'7 x 9'4 (3.54m x 2.84m)

Double room with double aspect windows to the front and side, built-in wardrobe and door to:

En-Suite Shower Room

White suite comprising w.c, hand wash basin with storage under, tiled shower cubicle, heated towel rail, tiled flooring, partly tiled walls, frosted window to side aspect and extractor.

Bedroom Two Approx 11'6 x 8'11 (3.50m x 2.71m)

Double room with double aspect windows to the rear and side.

Bedroom Three Approx 11'6 x 6'10 (3.50m x 2.71m)

Double room with window to front aspect.

Bedroom Four Approx 12'2 x 8'2 (3.70m x 2.49m)

Window to rear aspect.

Family Bathroom

Well-appointed white suite comprising w.c, hand wash basin with storage under, tiled shower cubicle, panelled bath with shower attachment, tiled flooring, partly tiled walls, heated towel rail, frosted window to front aspect and extractor.

Outside

The property is situated conveniently within the heart of this high-quality development and enjoys a slight frontage with shrub borders as well as delightful views of extensive green space both to the side and to the front of the property. The property can be accessed over a private drive providing ample off-road parking as well as giving access to the single garage with up and

over door. To the rear, via a side gate from the driveway, are well-maintained and proportionate rear gardens which are partly lawned and partly laid to terrace. The boundaries are defined by a mixture of brick wall and panel fencing. Also incorporated within the plot is a timber storage shed, flower and shrub borders and a raised bed.

Local Authority

Mid Suffolk District Council

Council Tax Band – D

Services

Mains water, drainage and electricity. Gas-fired heating.

Agents Notes

- We understand from our client that the property benefits from the LABC guarantee.
- We understand from our client that the property is subject to an annual maintenance charge payable to a management company, the current cost of which stands in the region of £150.00 per annum.





Energy performance certificate (EPC)		
41, Oxtip Way Stowupland STOWMARKET IP14 4DT	Energy rating B	Valid until: 11 April 2029 Certificate number: 9428-3073-7364-6231-9924

Property type	Detached house
Total floor area	141 square metres

Rules on letting this property

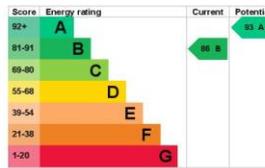
Properties can be let if they have an energy rating from A to E.

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 B. 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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Town and Village Properties
Grove House, 87 High Street
Needham Market
Suffolk
IP6 8DQ

Email: info@townandvillageproperties.co.uk