



Edmunds Road
Buxhall IP14 3DT

£315,000 Freehold

MaxwellBrown

Independent Property Agents

Situated in the popular village of Buxhall just under 5 miles West of Stowmarket with it's good amenities and rail and road links this spacious older style semi-detached house, with planning permission to extend, is set on a good sized corner plot with parking area for several vehicles and single garage. Further benefits include 25' Lounge/diner, Fitted kitchen & utility room, 3 good sized bedrooms, oil central heating and air conditioning to the lounge and main bedroom, and large enclosed rear gardens.



Canopy Porch. Sealed unit double glazed door and side panel to:

Entrance hall: With stairs to first floor, radiator, door to:

Lounge / Diner: 2 Radiators, Panasonic air conditioning unit, fireplace housing wood burning stove, stone hearth and oak floating bressummer mantle, store cupboard, TV aerial point, 2 sealed unit double glazed windows to rear. Door to:

Utility room: Wood effect worktops with cupboard and space under, porcelain tiled floor, radiator, sealed unit double glazed window to front, through to:

Kitchen: Fitted with a range of cream gloss fronted units under wood effect worktops, resin 1/2 bowl inset sink unit, cupboards and space under, plumbing for dishwasher, worktops with cupboards and drawers under, Neff double oven, Bosch induction hob with ceramic lids, extractor hood, eye level units, upstands to match worktops, porcelain floor, sealed unit double glazed window to front and small paned glazed door to:

Rear lobby: Store cupboard with plumbing for automatic washing machine, porcelain floor, sealed unit double glazed door to rear and door to:

Cloakroom: Fitted with a white low level WC and corner wash basin, tiled splashbacks, porcelain floor, radiator, Sealed unit double glazed window to rear.

First Floor, Landing : Sealed unit double glazed window to front with views over open countryside, smoke detector, access to loft and doors to:

Bedroom 1: 2 double wardrobes in Shaker style (one mirrored), radiator, TV aerial socket, Panasonic air conditioning unit, sealed unit double glazed window to rear.

Bedroom 2: Radiator, airing cupboard housing lagged hot water tank with immersion heater and slatted shelves, sealed unit double glazed window to rear.

Bedroom 3: Sealed unit double glazed window to front with views over open countryside, radiator.

Bathroom: Fitted with a white suite of low level flushing WC, pedestal wash basin, 'P' shaped bath with mixer tap, Mira shower over and glass screen, vinyl oak effect flooring, inset spot lighting, extractor fan, radiator, sealed unit double glazed window to side.

Outside: The property occupies a good sized corner plot. The front is laid to lawn with flower and shrub borders, to the side there is an enclosed parking area incorporating a concrete and block paved drive, allowing parking for several vehicles and leading to the single detached timber garage with double door to front, power and light. Gate leads onto the large rear garden laid to lawn with apple and cherry trees surrounded by hedging and close boarded fencing, There is a good sized raised corner decking area with raised flower beds. External Grant oil fired boiler supplying heating and hot water and oil storage tank.

Council tax: Band 'B' Mid Suffolk District council.

Broadband speeds: Highest available download speeds:-

Standard 8 Mbps

Superfast 75 Mbps

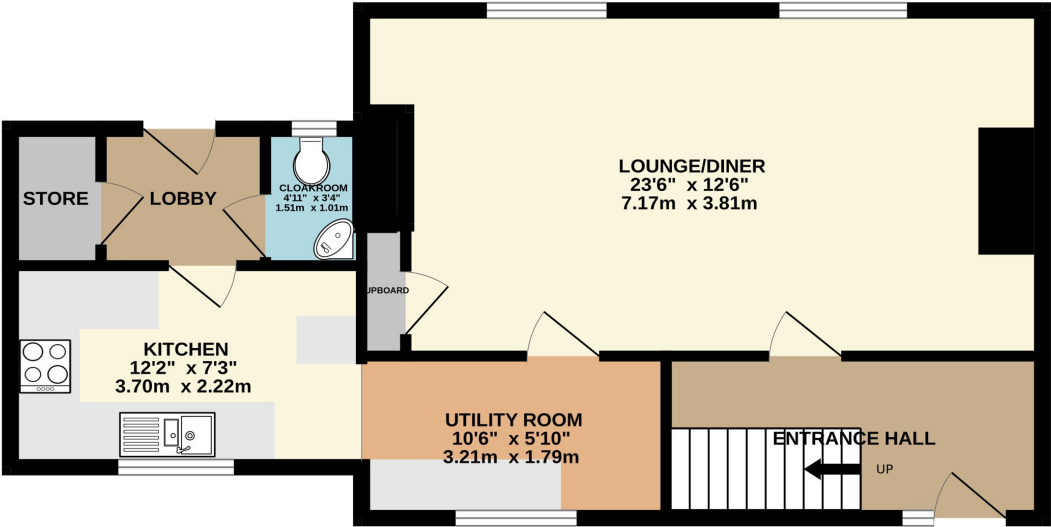
Information Source: Ofcom.org.uk

Service : We understand mains water, electricity and drainage are connected to the property. Mains gas is not available locally

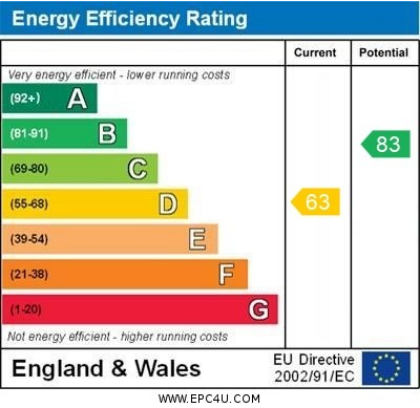
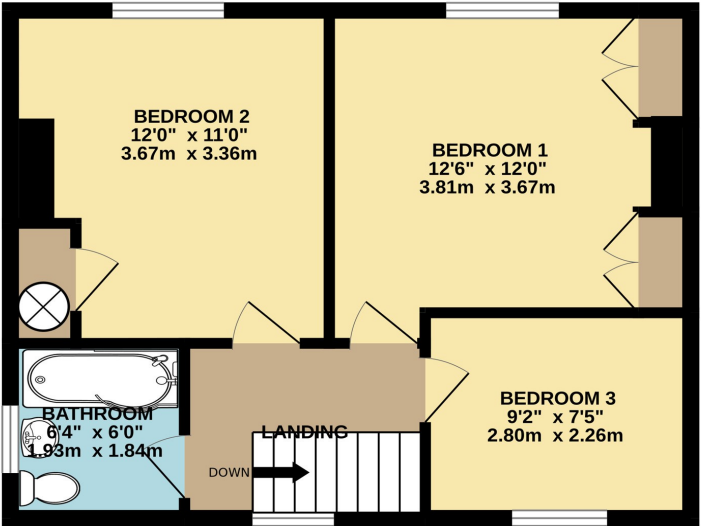
Agents Note: We understand from the vendors that full planning permission has been granted to the side and rear allowing for a kitchen extension, with an additional bedroom and ensuite along with change to vehicular access and car parking area. Full details are available upon request.



GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

