



Church Road, Stowupland - IP14 4BG

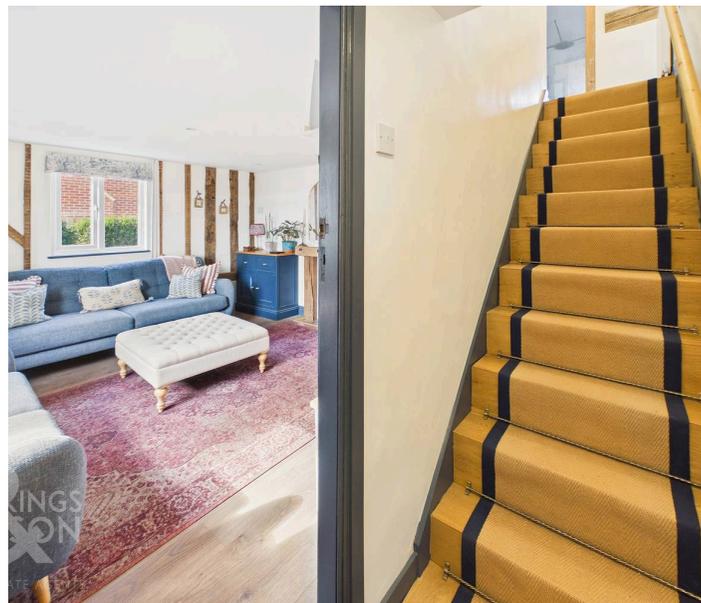
**STARKINGS
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WATSON**

HYBRID ESTATE AGENTS

Church Road

Stowupland, Stowmarket

This beautifully finished and presented TWO BEDROOM END OF TERRACE CHARACTER COTTAGE offers a rare opportunity to enjoy modern comforts within a traditional 18th Century COTTAGE all set within a charming rural setting. The property has been thoughtfully updated throughout and renovated, combining character features with contemporary touches to create a welcoming home. To the rear, a spacious 21' KITCHEN/DINING ROOM provides the perfect space for entertaining or family meals, with bi-folding doors onto the garden and an adjacent UTILITY ROOM offering additional convenience. The dual aspect sitting room to the front is both cosy and inviting, benefitting from natural light, exposed beams and a WOODBURNER. Upstairs, there are TWO GENEROUS DOUBLE BEDROOMS each with ample space for storage and furnishings, as well as a well-appointed FOUR PIECE FAMILY BATHROOM. The property is further enhanced by the inclusion of modern OIL FIRED CENTRAL HEATING and SOLAR PANELS, helping to reduce energy costs.



With FIELD VIEWS to both the front and rear, this cottage offers a peaceful retreat while remaining within easy reach of excellent local amenities. Externally there are beautifully landscaped gardens to the side and rear providing the perfect spaces for entertaining. To the front, AMPLE DRIVEWAY PARKING for multiple vehicles can be found adding to the overall convenience on offer.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- End Of Terrace Cottage
- Beautifully Finished & Presented
- Field Views To Front & Rear Plus Bifold Doors
- Spacious 21' Kitchen/Diner To The Rear With Adjacent Utility Room
- Cosy Dual Aspect Sitting Room
- Two Generous Double Bedrooms & Family Bathroom
- Private Gardens & Driveway Parking For Multiple Vehicles
- Solar Panels

The much requested village of Stowupland features several village greens, a church, village hall, sports centre, two pubs, a pre-school, primary and secondary school, and a Co-Op supermarket and petrol station.



The village is located half a mile from the A14 and close to the market town of Stowmarket, Stowupland offers rural living without compromising on your social lifestyle. The towns of Bury St Edmunds and Ipswich can be easily reach by car within 30 minutes. The nearest train station is Stowmarket which provides direct connections to the vibrant cities of Norwich, Cambridge and London.

SETTING THE SCENE

Approached via Church Road on the outskirts of Stowupland, there is a shingled driveway to the front providing plenty of parking for multiple vehicles off road. There are front lawns and mature planting as well as a gated entrance to the side leading to the rear garden. The main entrance door is found to the front leading into the useful porch.

THE GRAND TOUR

Entering the cottage via the main entrance door to the front there is a porch entrance providing a useful space for coats and shoes with a door into the main sitting room. The sitting room provides a pleasant dual aspect to the front and side as well as exposed timber beams, a fireplace housing a woodburner as well as the stairs to the first floor landing and built in understairs storage cupboard. A door from the sitting room leads through into the kitchen/dining room to the rear which is open plan with bi-folding doors onto the side garden. There is plenty of space for a large dining table as well as a modern fitted kitchen. The kitchen provides a range of wall and base level units with worktops over as well as integrated appliances including induction hob, dishwasher, double eye level oven and grill as well as fridge/freezer. The very useful utility space can be found adjacent with cleverly integrated white goods and further storage and a door into the rear garden.

Heading up to the first floor landing there are two double bedrooms and a family bathroom. The four piece family bathroom features a double rainfall shower, separate bath, w/c and hand wash basin as well as fitted storage. The smaller bedroom to the rear is a comfortable double, currently used as an office with far reaching views to the rear. The main bedroom is found to the front with a dual aspect to front and side. The views to the front are excellent. Exposed timbers and built in wardrobe can also be found.

FIND US

Postcode : IP14 4BG

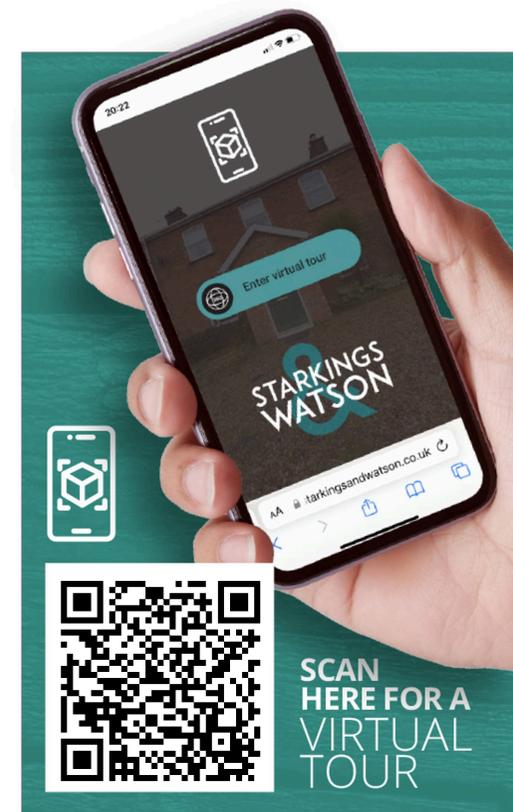
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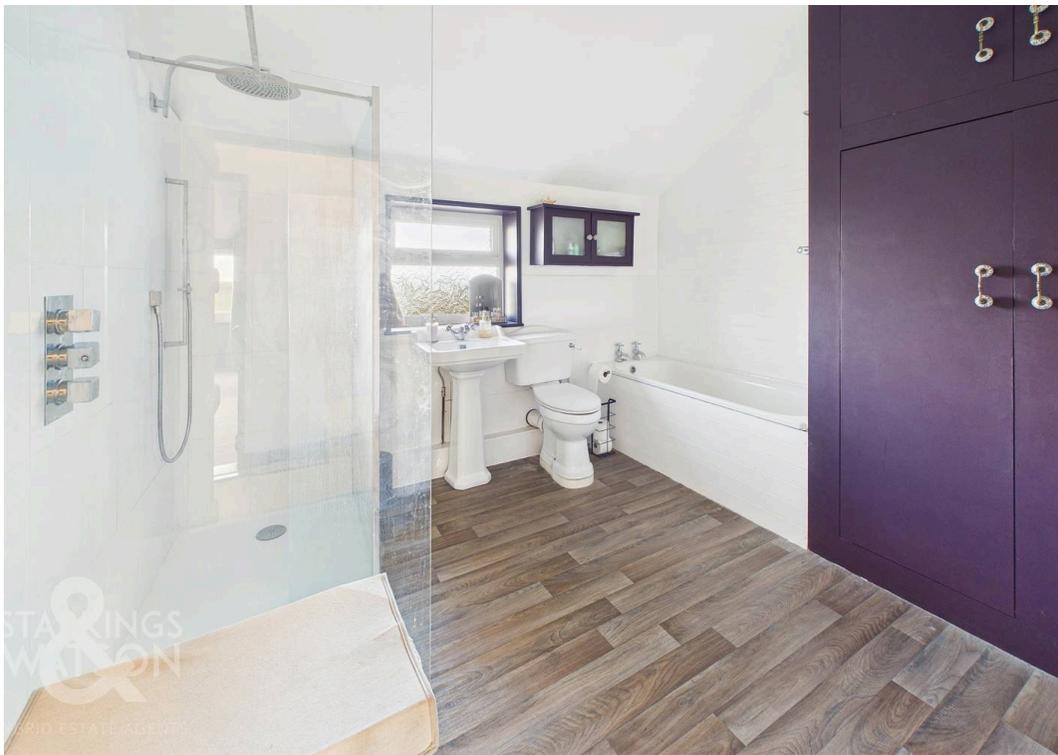
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property benefits from Solar Panels to the front facing roof.







THE GREAT OUTDOORS

The generous rear and side gardens offer a good degree of privacy and have been cleverly landscaped. To the side is a pleasant partially covered paved patio area providing the perfect spot for a table and chairs. The side garden offers gated access to the frontage as well as mature planted borders and the external oil fired boiler. The rear garden is mostly laid to lawn with raised planting borders and shingle as well as a continuation of the patio. There is also a timber garden shed.





Floor 1

Approximate total area⁽¹⁾

925 ft²
85.9 m²

Reduced headroom

3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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