



£185,000

70 Poplar Hill, Stowmarket, IP14 2AU

This **TOTALLY INDIVIDUAL 2 BEDROOM SEMI DETACHED BUNGALOW** is situated close to the Combs Ford area and the excellent facilities on offer. The property **HAS BEEN BUILT TO THE HIGHEST OF STANDARDS** with gas radiator central heating, sealed unit double glazed windows, **MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES**, and a modern shower room. It has **EASILY MAINTAINABLE GARDENS, OFF ROAD PARKING AND ITS OWN DESIGNATED CAR PORT**. The property is now reaching the last stages of completion and the development itself consists of two 2 bedroom semi detached bungalows and one 3 bedroom detached house in a non estate location **WITH FULL 10 YEAR CONSTRUCTION WARRANTY** and viewings are strictly through appointment with the above agents.

The accommodation on offer is as follows:

ENTRANCE HALL:

With radiator and double fitted cloaks cupboard opening out to:

SITTING ROOM:

With radiator, TV point, French Doors to outside, double aspect windows to rear and side, laminate style flooring, low voltage down lighters, telephone point, usb point and loft access with folding stairs giving access to the roof void which also houses the gas combi boiler which provides the hot water and central heating, opening onto:

KITCHEN:

With range of high and low level high gloss shaker white units with integrated oven, hob and hood, integrated fridge, dishwasher and freezer, window to front, matching splash backs to work surfaces, concealed under unit lighting.

BEDROOM 1:

With radiator, window to rear, usb point and TV point.

BEDROOM 2:

With radiator, TV point, usb point and window to front.

SHOWER ROOM:

With suite comprising concealed WC, vanity hand basin with draws and storage under, shower in cubicle, heated towel rail, window to front, tiled splash backs and ceramic tiled floor.

OUTSIDE:

The property has easily maintainable gardens, there is a small garden to the front of the property with lawns and central pathway giving access to the front door. To the left hand side of plot 1 there is a courtyard area under cultivation which leads to a large patio to the rear of Indian stone design and is walled on all sides to give privacy and seclusion and access to:

DRIVEWAY:

Providing off road parking for approximately 2 to 3 vehicles for this property and leading to the single car port with useful storage areas.

DIRECTIONS:

At Station Road West turn right on to Gipping Way A1308. Turn right on to Hollings worth Road. At the roundabout take the 1st exit on to Ipswich Road. At the roundabout take the 2nd exit on to Needham Road. At the roundabout take the 1st exit on to Poplar Hill, and the destination will be found.

FLOORPLANS



Whilst every attempt has been made to ensure the accuracy of the floor plan 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

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitors.

ALL MEASUREMENTS ARE APPROXIMATE

