



7 Abbots Hall Road
Stowmarket | Suffolk | IP14 1AU



7 Abbots Hall Road is a brand new, individual detached family house in the most desirable residential area in Stowmarket, towards the end of a private 'no through' road.

About The Property

This fine four bedroom family home has been built on a garden plot, in one of the most desirable residential areas in the Suffolk market town of Stowmarket. It is located towards the end of a 'no through' road with only three properties beyond it.

The property has been finished to a high standard throughout and benefits from underfloor heating on the ground floor. The kitchen is fitted with all of the necessary appliances and all four double bedrooms have built-in wardrobes. Two of the bedrooms have en-suite facilities. There is also a family bathroom on the first floor and a cloakroom on the ground floor.

The house is set well off Abbots Hall Road and there is a wide stone resin driveway providing ample off road parking and leading to a single garage.

About The Area

Abbots Hall Road is situated a short walk from the centre of Stowmarket and is within walking distance of the railway station. The station provides a regular service to London Liverpool Street, with a journey time of approximately 78 minutes. Stowmarket is a popular market town located in the heart of Suffolk conveniently located for the A14 which provides excellent links to Ipswich (via the A12), Bury St Edmunds and Cambridge. Stowmarket has a variety of shopping facilities to offer which include many independent stores as well as plenty of other amenities including Stowmarket Golf Club.

Directions

From Ipswich Road, turn left into Temple Road (marked 'Private Road') and follow the road round into Abbots Hall Road. The property will now be on your right hand side.

- BRAND NEW HOME / NO ONWARD CHAIN
- IN A WONDERFUL POSITION TOWARDS THE END OF A PRIVATE 'NO THROUGH' ROAD
- HIGH STANDARD OF FINISHES THROUGHOUT
- BUILT-IN WARDROBES TO ALL FOUR DOUBLE BEDROOMS
- TWO EN-SUITES
- FULLY FITTED KITCHEN
- OFF ROAD PARKING
- GARAGE
- ENCLOSED REAR GARDEN

Accommodation with Approximate Room Sizes:

Ground Floor

Reception Hall – 9'10 x 9'8

Cupboard housing the hot water cylinder and water softener. Oak doors and tiled flooring, burglar alarm control panel. An oak staircase rises to the first floor landing from the reception hall.

Cloakroom – 2'10 x 5'10

Fitted with a two piece white suite.

Study (W) – 10'2 x 9'9

Window to the front and BT master socket.

Sitting Room (E,S) – 16'9 x 14'7

French doors lead out to the rear terrace and double oak half glazed doors lead into:

Dining/Garden Room (E) – 13'5 x 13'5

French doors to rear terrace with glazed side lights. This room is open plan into:

Kitchen/Breakfast Room (E) – 14' x 14'9

The kitchen is fitted with a range of shaker style units and an island unit. The appliances include a Rangemaster dual fuel cooker, an integral dishwasher, a full height fridge and a full height freezer. Tiled flooring and window to the rear.

Utility Room (W) – 7' x 9'8

With Vaillant balanced flue gas fired boiler. Tiled floor, fuseboard and window to the front. Fitted with a range of shaker style units, sink & plumbing for washing machine.

First Floor

Landing – 15'10 x 3'3

Dual Aspect Master Bedroom (N, E) – 13'6 x 13'6 plus hallway of 3' x 8'9

Built-in wardrobe cupboard.

En-Suite Shower Room – 5'9 x 6'5

Fully tiled walls and floor, fitted with three piece white suite comprising corner shower unit, vanity unit with inset wash basin and low level WC. Heated towel rail.

Bedroom Two/Guest Bedroom (W) – 12'10 x 13'10 plus recess.

This room has two double built in wardrobe cupboards and window to the front.

En-Suite Shower Room (W) – 7'2 x 8' (max)

Shower unit, vanity unit with inset wash basin, low level WC & heated towel rail/radiator.

Bedroom Three (W) – 10'2 x 14' (max)

Built-in wardrobe cupboard and window to the front.

Bedroom Four (E) 12'8 x 8'3

Built-in wardrobe cupboard and window to the rear.

Outside

The property is approached over a wide stone resin driveway which provides ample off road parking and leads to the:

Attached Garage – 17'9 x 9'7

Double doors to rear terrace/garden.

Gardens:

The remainder of the front garden is laid to lawn and an Indian Sandstone path leads around to the pedestrian gate to the rear.

Immediately to the rear of the house is an Indian sandstone terrace, beyond which is the lawned garden enclosed by fencing.

Services

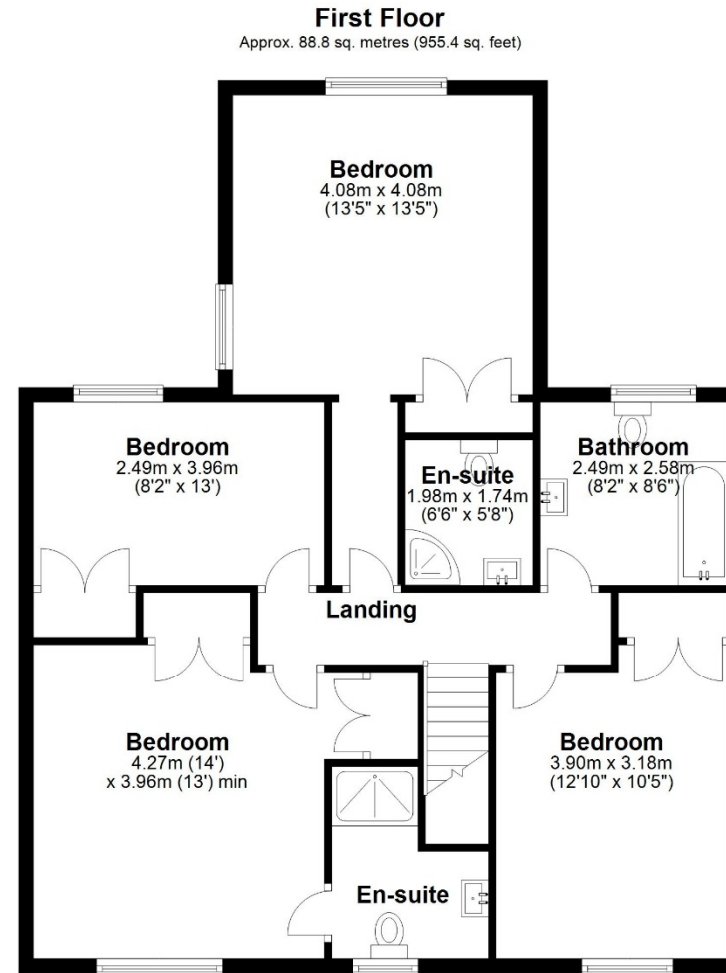
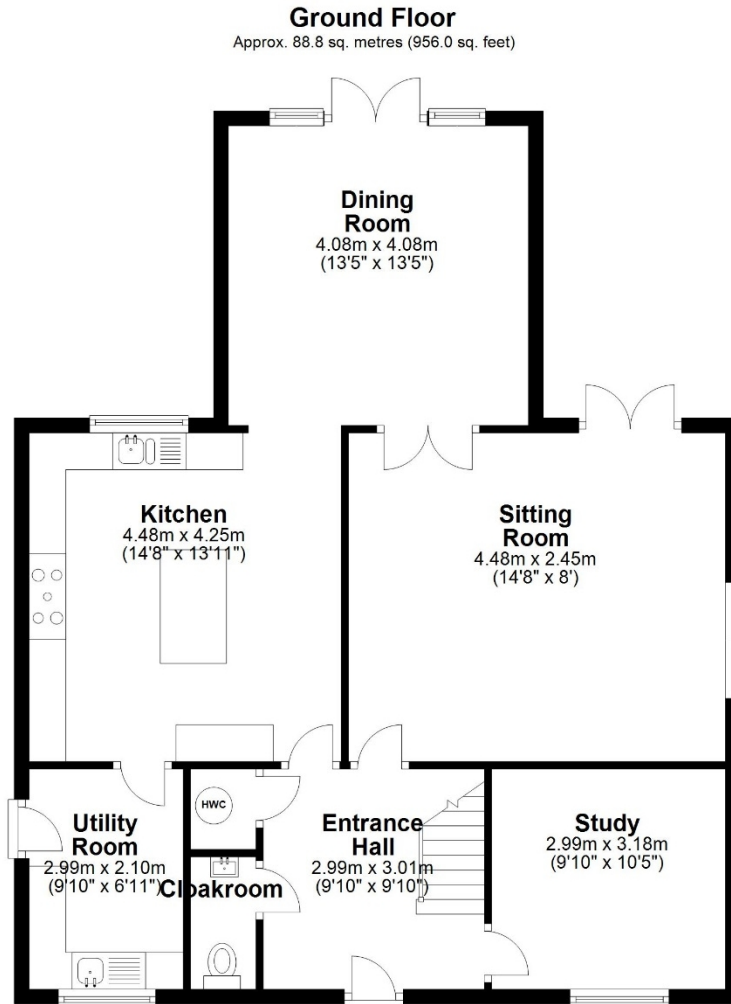
We are advised by the vendors that mains water, electricity and drainage are connected. The property is served by gas fired heating (under floor heating on the ground floor and radiators on the first floor).

Council Tax

Mid Suffolk District Council - Band **XX**.







Total area: approx. 177.6 sq. metres (1911.4 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.



Fine & Country Estate Agents (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Fine & Country cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Fine & Country (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Fine & Country (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Fine & Country (and its subsidiaries and their joint Agents where applicable) have not tested any apparatus, equipment, fixtures and 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, (V) Photographs will only show certain parts of the property and no assumptions should be made in respect of those parts of the property that have not been photographed, items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photographs. Photographs have been taken using a wide-angle lens.



Tel : 01394 446007

Fine & Country Woodbridge
28 Church Street, Woodbridge, Suffolk, IP12 1DH
woodbridge@fineandcountry.com