Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

35 Hornbeam Road, Stowupland, Stowmarket, Suffolk, IP14 4DL

Located in the popular village of Stowupland and offered for sale CHAIN FREE, this spacious extended link detached family home is situated just a short walk from the village green.

With light airy accommodation, 4 double bedrooms, a large kitchen/dining room, off-road parking and garage, personal viewing is highly recommended.

- Excellent family home, popular well served village
- Large sitting room and kitchen/dining room
- 4 double bedrooms, family bathroom, ground floor WC
- Gas central heating, Upvc sealed unit double glazed windows
- Off road parking, garage, enclosed rear gardens
- NO UPWARD CHAIN

Guide Price £287,500

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General Information

Stowupland is a popular village with large open greens and excellent local amenities which include a Co-op, garage, two public houses, primary and high schools, 2 butchers, a fish & chip shop and a Chinese takeaway. A more extensive range of facilities can be found in the thriving market town of Stowmarket, situated to the east of the village. These include the benefit of a mainline railway station link to London Liverpool Street and good access to the A14 providing links to Ipswich, Felixstowe, Bury St Edmunds, Cambridge and the Midlands.

This extended link-detached family home offers deceptively spacious accommodation which is not apparent from the outside. Presented in good decorative order the rooms are well proportioned and enjoy excellent levels of natural light courtesy of the large windows. Having been extended, the kitchen/dining room offers plenty of room for the whole family to gather and incorporates a cloakroom, great for when the children are playing out in the garden. There is a comprehensive range of cupboards and an integrated dishwasher, fridge and freezer. The sitting room is also of a generous size and on the first floor, there is a family bathroom and 4 double bedrooms, all with built-in wardrobe storage.

The house benefits from Upvc sealed unit double glazed windows and gas fired central heating. With NO UPWARD CHAIN, excellent room sizes and great village facilities this property is ideal for a young growing family.

Outside
The gardens to the front of the property are of open plan design being laid mainly to lawn. A driveway provides parking and access to the garage with power and light and a personal door to the rear garden. The enclosed rear gardens are mainly laid to lawn and feature a large patio and a variety of planted shrubs.

Directions
From the direction of the A14, proceed on the A1120 into Stowupland and turn left onto the B1115. Take the next right turning onto Maple Road, continue to follow the road and turn left onto Hornbeam Road. The property can be found at the end of Hornbeam Road as indicated by our for sale board.

Hall

Sitting Room 17'11 x 10'9 (5.46m x 3.28m)

Kitchen/Dining Room 15'6 x 14'0 max overal (4.72m x 4.27m max overal)

WC

First Floor Landing

Bedroom 1 12'6 x 10'11 (3.81m x 3.33m)

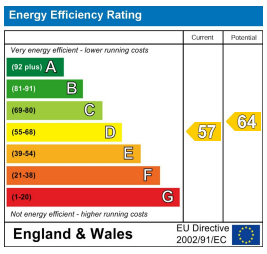
Bedroom 2 10'8 x 10'3 max overal (3.25m x 3.12m max overal)

Bedroom 3 10'5 x 10'1 (3.18m x 3.07m)

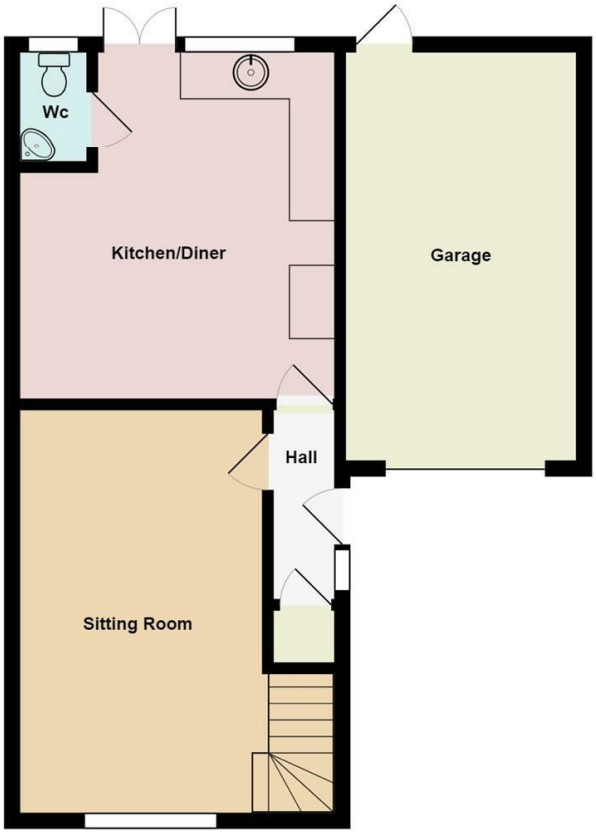
Bedroom 4 11'1 x 8'0 (3.38m x 2.44m)

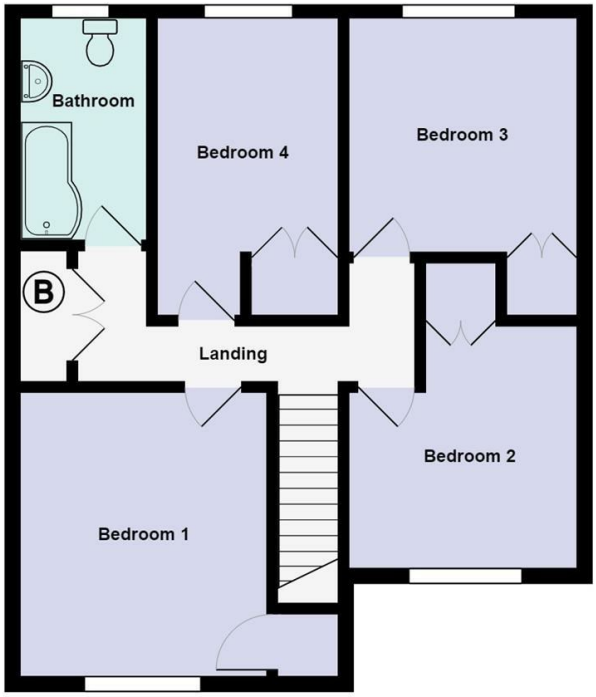
Bathroom

Garage 18'3 x 10'3 (5.56m x 3.12m)



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fitting. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or web site, please contact our offices immediately.


Wc
Kitchen/Diner
Garage
Hall
Sitting Room


Bathroom
Bedroom 4
Bedroom 3
B
Landing
Bedroom 2
Bedroom 1

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