Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

5 Edmunds Road, Buxhall, Stowmarket, Suffolk, IP14 3DT

PREPARE TO BE IMPRESSED - This substantially extended and fully refurbished semi detached home offers over 1400 sq ft of accommodation making it perfect for family living.

The property is offered for sale in first-class condition throughout and includes a superb kitchen/breakfast room, 2 separate reception rooms and 4 good sized bedrooms. Outside there are generous gardens with a large workshop.

- Extended and much improved semi detached home
- Hall, shower room, utility, stylish kitchen/breakfast room
- Spacious sitting room, separate dining room
- 4 Good sized bedrooms, family bathroom
- uPVC sealed unit glazing, oil fired central heating
- Large gardens, ample parking, workshop

Offers In Excess Of £375,000

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General Information

The property occupies a quiet cul de sac setting within the popular village of Buxhall. Buxhall has a strong sense of community and is surrounded by beautiful countryside. The village is around 3 miles southwest of Stowmarket which offers a full range of educational, recreational and shopping facilities, it also has a mainline rail link to London Liverpool Street.

Once in a while, a property comes into the market which seems to stand out from all the rest - and that is certainly the case with this stunning semi detached home. The present vendors have substantially extended the property, creating a light and airy living space and 4 well proportioned bedrooms - making it ideal for a growing family. The property is served by oil fired central heating and uPVC sealed unit glazing.

On the ground floor: A spacious entrance hall gives access to a shower/cloakroom and the sitting room. The sitting room is very spacious and includes a feature brick fireplace with an inset wood burner. An opening leads into the separate dining room which has a vaulted ceiling and double doors leading out into the garden.

The kitchen has been beautifully fitted with a range of quality units, worktop surfaces and a breakfast bar. There is an integrated oven, hob, fridge freezer and dishwasher together with a separate utility room.

On the first floor: A light and bright landing area gives access to all 4 bedrooms and the family bathroom.

Outside
The gardens to the front of the property have been hard landscaped for ease of maintenance and provide ample parking.

The rear gardens are of a very generous size and include a large decked terrace and a further patio area with a pergola over. Both these spaces provide the perfect space for outdoor entertaining. The gardens include a large lawn which is bordered by fencing and mature hedging. Finally, there is a large detached workshop with light and power connected.

COUNCIL TAX - BAND B

Directions
Edmunds Road is located off Mill Road. Sat Nav Postcode IP14 3DT

Reception Hall

Cloak/Shower Room

Sitting Room 23'5 x 12'6 (7.14m x 3.81m)

Dining Room 13'0 x 9'9 (3.96m x 2.97m)

Kitchen/Breakfast Room 16'9 x 10'5 (5.11m x 3.18m)

Utility Room 4'9 x 4'7 (1.45m x 1.40m)

First Floor Landing

Bedroom 1 11'1 x 10'0 (3.38m x 3.05m)

Bedroom 2 12'0 x10'9 max 8'9 min (3.66m x3.28m max 2.67m min)

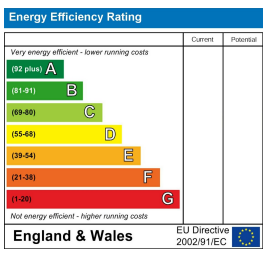
Bedroom 3 10'9 x 9'6 (3.28m x 2.90m)

Bedroom 4 9'1 x 7'3 max overall (2.77m x 2.21m max overall)

Bathroom 7'1 x 6'9 (2.16m x 2.06m)

Workshop

Garden



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Interested? Call us on 01284 755526

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