

Foxhall



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Mill Gardens

Buxhall, Stowmarket, IP14 3EG

Offers in excess of £325,000



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There is a larger than average garage which is approached by a double length driveway and the garage has an electric roller door and is supplied with light and power.

Buxhall is situated in the most idyllic of locations being on the doorstep of a play area and fields with a personal gate to fields and countryside walks at the end of the cul-de-sac and the award-winning Lakeside Café is only a five minute walk away across the fields. There are ample facilities in neighbouring villages a shop and two pubs at Rattlesden and one at One house.

The property is only a mile away from two golf courses plus walking distance to an Italian restaurant, the village hall plays host to a number of social functions. Access into Stowmarket is only a ten minute driveway in one direction and only a twenty minute drive to Bury St Edmunds going via Woolpit which is only a ten minute drive away.

Mill Gardens was built by a reputable and local firm to a high standard and with the improvements the current owners have made since including complete internal re-decoration makes this a superb all round purchase.

We recommend an early internal inspection to avoid disappointment.

Front Garden

Open plan with gravel and neatly kept lawn. A resin driveway providing parking for two cars which continues into the larger than average garage. There is also an electric car charging point.

Entrance Hallway

UPVC double glazed front entrance door into the entrance hallway with newly fitted panelling throughout, cupboard and access to loft space which is partially

boarded, shelving, supplied with both light and power and an integrated loft ladder. Doors to lounge/kitchen/dining room, bathroom and bedroom one and two and LVT flooring.

Open Plan Lounge / Kitchen / Dining Room

23'7" x 15'7" (7.19m x 4.75m)

Without doubt one of the major selling points of this bungalow is delightful southerly facing kitchen / dining open plan living area with bi-fold doors opening directly out onto the rear garden patio which enhance the open plan aspect especially in the summer months.

The kitchen is a high-end German fitted shaker style kitchen with superb range of integrated appliances to remain including induction hob, electric oven, with cooker hood above, excellent range of cupboards drawers and eye-level units integrated combination microwave and oven, fridge, freezer and dishwasher. There are ample siltstone work surfaces with inset 1 1/2 bowl sink unit, ceiling spotlights and LVT flooring.

Utility Room

10'2" x 4'9" (3.10m x 1.45m)

Fitted double larder cupboard plus adjacent cupboard, eye-level cupboards, plumbing for washing machine, water softener, worksurfaces and newly installed door leading to the side pathway, an extractor fan and LVT flooring.

Bedroom One

13'4" x 10'3" (4.06m x 3.12m)

Lovely light and airy courtesy of a good size window to the side.

Bedroom Two

11'0" x 8'10" (3.35m x 2.69m)

Good size bedroom with ample room for a large double bed and window to side.

Family Bathroom

10'1" x 6'10" (3.07m x 2.08m)

Lovely large bathroom which has been redecorated in contemporary style comprising a bath and a separate shower enclosure plus WC, vanity unit wash basin with cupboards beneath. There's also a wall mounted heated towel rail, window, an extractor fan and LVT flooring.

Rear Garden

The garden is fully enclosed by panel fencing and has been extensively upgraded by the current owners to the cost of over £5000 with a delightful pergola, inset shrub and tree raised beds, large sandstone patio which is both south facing and sheltered making it an absolute suntrap crying out for summer barbecues and morning cuppa's. There is an additional area of shingle with inset shrubs, pergola and a side access via a gate.

Garage

21'3" x 11'1" (6.48m x 3.38m)

Larger than average garage with electric roller door, supplied with power and light and has its own loft space. The garage has a nice high pitched roof so there is ample room in the loft area and a personal door to the rear.

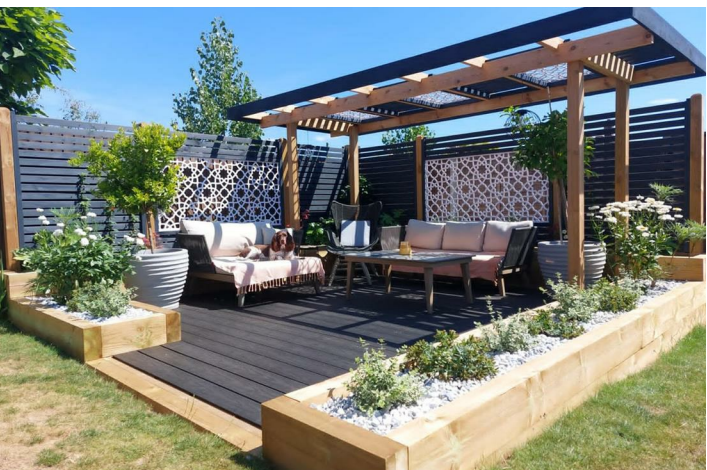
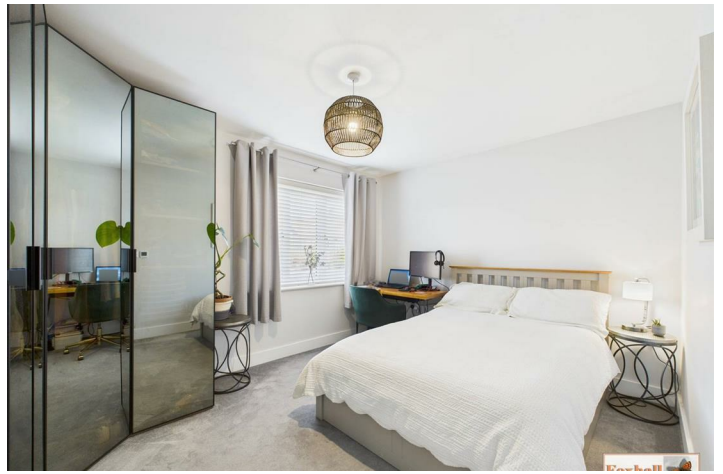
Agents Notes

Tenure - Freehold

Council Tax Band - C

Fitted blinds throughout to remain







Road Map



Hybrid Map



Terrain Map



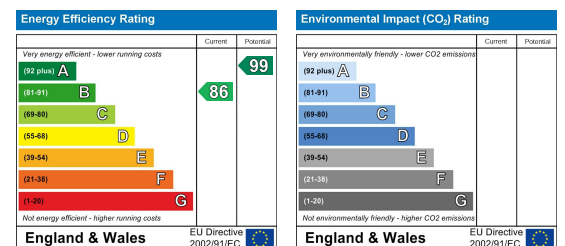
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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