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Galleon Road, Stowmarket, Suffolk,

IP14 5XZ

Asking Price £450,000

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- Desirable Corner Plot Location
- Energy Performance Rating of A
- Crest Nicholson Built Detached Home
- Four Double Bedrooms & • Two Reception Rooms
- 25ft Kitchen / Dining Room
- Integrated Kitchen Appliances
- Family Bathroom & En-Suite Shower Room
- Ground Floor Cloakroom
- Detached Garage & Off-Road Parking
- 9 Solar Photovoltaic Thermal Panels
- 9 Years Remaining on a 10-year NHBC Warranty
- EV Charging Point

Built by Crest Nicholson and located on the modern Aspen Grange development in Stowmarket, this beautifully presented four bedroom detached family home set on a corner plot offers contemporary and versatile living throughout. 'The Dartford' style home is exceptionally energy efficient, boasting an Energy Performance rating of A, nine solar photovoltaic thermal panels, and nine years remaining on a 10 year NHBC warranty. Additional benefits include an EV charging point, private driveway with off road parking, detached garage, front and rear gardens, gas central heating, and double glazing.

Aspen Grange is just a short walk from Stowmarket mainline station which provides direct trains to London and Cambridge. The A14 is easily accessible for routes to Bury St Edmunds, Ipswich, Cambridge, and onward connections to Essex and London via the A12. The Suffolk coastline is just over an hour away, and the development itself enjoys open green spaces and surrounding countryside walks. Aspen Grange is within the catchment area for several schools including Woodleigh Primary School, Stowupland Secondary School, and Finborough School.



A summary of the accommodation includes: an entrance hall, ground floor cloakroom, study, 17ft living room, impressive 25ft open-plan kitchen / dining room with integrated appliances, first floor landing, master bedroom with en suite shower room and built-in wardrobes, three further double bedrooms, and a family bathroom.

Stowmarket is a thriving market town on the A14 between Bury St. Edmunds and Ipswich, with a mainline railway connection to London, Cambridge, and Norwich. The town lies on the River Gipping and offers a wide

range of amenities including schools, leisure facilities, health services, and the Museum of East Anglian Life. Nearby Haughley Park is an historic estate listed on the English Heritage Register.

Outside - Front: The garden is laid to lawn with flowerbeds, and a path leads to the front door with a canopy porch. A shared approach leads to a private driveway with EV charging point providing off-road parking in front of the detached garage. A side gate gives access to the rear garden.
Detached Garage: 18'4" x 9'5" (5.6m x 2.87m) Up-and-over door, power



and light is connected, and a pitched roof offering additional storage.

Entrance Hall: Radiator, Amtico Luxury Vinyl Tile (LVT) flooring, and a staircase.

Cloakroom: A Roca two-piece suite comprising low-level WC and hand wash basin with tiled splashback; radiator, Amtico LVT flooring, and opaque double-glazed window to the side aspect.

Study: 8'10" x 6'7" (2.7m x 2m)

Double-glazed window to the front aspect and a radiator.

Living Room: 17'3" x 11'5" (5.26m x 3.48m) Double-glazed window to the front aspect and a radiator.

Kitchen / Dining Room: 25'8" x 11'6" (7.82m x 3.5m) A spacious open plan kitchen / dining room featuring modern 'Symphony' units and a cupboard housing the Baxi combination boiler. Integrated appliances include a fridge freezer, dishwasher, washing machine, electric fan assisted double oven and a five-ring gas hob with extractor hood. The room also benefits from two radiators, Amtico LVT flooring, ceiling spotlights, an understairs cupboard, a double-glazed window overlooking the rear garden, and double-glazed French doors opening onto the patio.

First Floor Landing: Storage cupboard, radiator, and loft access with lighting.

Master Bedroom: 11'5" x 11' (3.48m x 3.35m) Double-glazed window to the front aspect, radiator, built-in wardrobe with mirrored sliding doors, and door through to:

En-Suite Shower Room: A Roca three-piece suite comprising shower enclosure, low-level WC and hand wash basin; heated towel rail, partial Porcelanosa tiled walls, and opaque double-glazed window to the side aspect.

Bedroom Two: 11'10" x 10'4" (3.6m x 3.15m) Double-glazed window to the front aspect and a radiator.

Bedroom Three: 12'6" x 9'2" (3.8m x 2.8m) Double-glazed window to the rear aspect and a radiator.

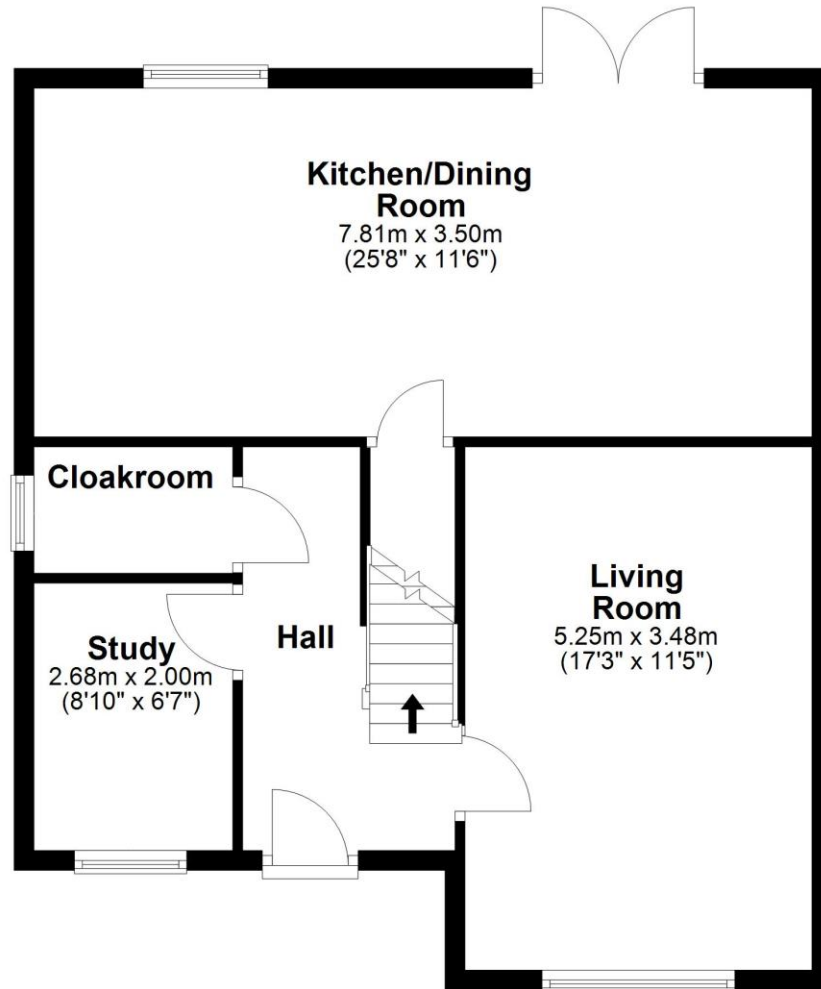
Bedroom Four: 9'6" x 8'7" (2.9m x 2.62m) Double-glazed window to the rear aspect and a radiator.

Family Bathroom: 8'6" x 6'6" (2.6m x 1.98m) A Roca three-piece suite comprising bath with shower over and glass screen, low-level WC and hand wash basin; heated towel rail, partial Porcelanosa tiled walls, and opaque double-glazed window to the side aspect.

Outside – Rear: The garden begins with a patio seating area leading to a lawned garden, with steps rising to a further lawned area. The garden is fully enclosed by fencing and a retaining wall.

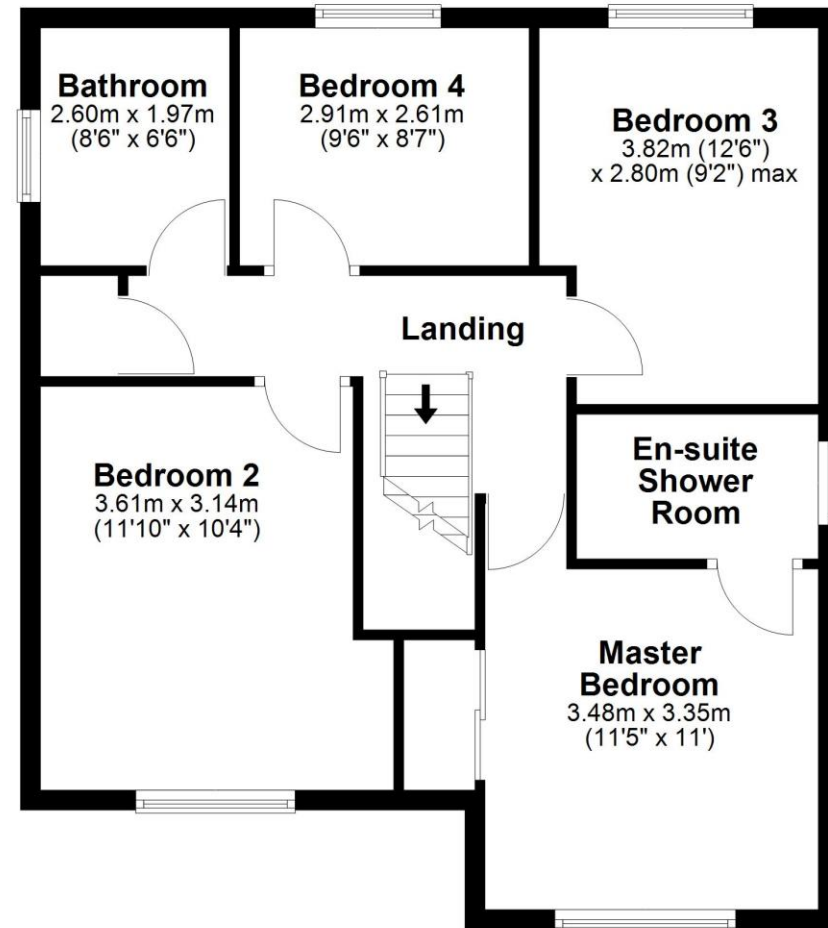
Ground Floor

Approx. 64.0 sq. metres (688.4 sq. feet)



First Floor

Approx. 63.4 sq. metres (682.1 sq. feet)



Total area: approx. 127.3 sq. metres (1370.5 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



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Attributes

4 Bedrooms, 2 Bathroom, 2 Reception,

EPC Rating: A

Council Tax Band: NA



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