



Acorn Way

Stowupland

Asking Price £500,000

LACY SCOTT
& KNIGHT

est. 1869

I Acorn Way

Stowupland | Stowmarket | IP14 4FG

Stowmarket & A14 1 mile, Ipswich 13 miles, Bury St Edmunds 16 miles

Newly built detached 4 bedroom family home which is presented a superb order throughout having been improved upon by the present owners and which benefits from a very impressive and substantial detached garage, as well as off street parking for several vehicles and very private and partially enclosed brick wall garden.

Entrance Hall | Cloakroom | Sitting Room | Study/Snug | Kitchen/Dining Room | Utility Room | 4 Double Bedrooms | Family Bathroom | En Suite Shower Room To Principal Bedroom | Newly Carpeted | 8.60m x 6.30m Detached Garage With Electric Roller Door | Off Street Parking For Several Vehicles | Private & Enclosed Rear Garden | Highly Regarded Modern Development | Well Thought Of Village

I Acorn Way

From the karndean floored entrance hall there are doors leading to all the principal rooms, as well as the staircase leading to first floor, and a doorway leading to cloakroom comprising low flush wc and pedestal wash handbasin and half tiled walls. The sitting room is of a generous proportion and benefits from dual aspect views, including glazed double doors which open out onto the rear garden, whilst the study/snug, which is again of good size, provides a versatile room for use by the modern family. However, what must be considered as one of the main features is the superb kitchen/dining room which benefits from a wide range of recently replaced wall, base and drawer units with 1½ bowl sink unit with mixer taps, plus a range of integral appliances, which include oven, plus hob and extractor hood, as well as fridge and freezer and dishwasher. Other features include triple aspect views, including glazed double doors which open out onto the garden. Leading off from the kitchen/dining room, there is a utility room which houses a 1½ bowl stainless steel sink unit with mixer taps and gas fired boiler, as well as plumbing for washing machine.



At first floor level there can be found four double bedrooms, the principal of which benefits from its own en suite dressing area, with a range of fitted wardrobes, plus an en suite shower room comprising shower cubicle, low flush wc and vanity wash handbasin, half tiled walls. Whilst the remaining three double bedrooms share a family bathroom, comprising panel bath with shower over, pedestal wash handbasin and low flush wc, half tiled walls.

Outside

To the front of the property there is parking for several vehicles, beyond which can be found a detached garage with electric roller door, plus personal door to side, which in turn leads into the rear garden. The garage itself is a particular feature of this

property, due to its extremely generous size, which in our view could almost fit four cars. The garage itself also benefits from light and power, as well as access to a loft storage area. The rear garden offers a high degree of privacy and is partly enclosed by a high brick curved wall, with paved patio area immediately to the rear of the property and lawn garden beyond.

Overall, taking into account the excellent condition in which the property is presented, the further improvements to the property which have been made by the present owners, the highly regarded village in which it is set and the well thought of location in which it is positioned, we are of the view the property will attract a wide range of potential purchasers.

Therefore, we would suggest an early inspection to avoid disappointment.

Location

Acorn Way is a modern well designed residential development located within the village of Stowupland which stands approximately a mile east of the Mid Suffolk town of Stowmarket. Local facilities include primary school and high school together with butcher, pubs and garage. There is easy access to additional shopping in Stowmarket and to the A14 trunk route which are both approximately a mile from the property.

Services

Mains electricity and drainage, metered water supply. Gas central heating.

Local Authority

Mid Suffolk District Council - Council Tax Band E.

Tenure

Freehold.

Broadband Speed

Superfast Predicted speeds of 80Mbps (source Ofcom).

Mobile Coverage

Between 68% and 78% (source Ofcom).

Directions

From Stowmarket or Junction 50 of the A14 proceed into Stowupland via the A1120. Turn left before the garage onto the B1115 Stowmarket Road, then turn right into Acorn Way, follow the road just as it bears around to the right where you will take the turning off to the left, where the property will be found on the left hand side.

what3words

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Disclaimer

We are mandated by HMRC to carry out Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for the service. If you have had an offer accepted Coadjute will contact you on our behalf. The cost of these checks is £33 (including VAT) per person and is non-refundable. The fee will need to be paid prior to issuing a memorandum of sale. Lacy Scott & Knight do not receive any commission for this service.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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- Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-
- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
 - All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
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 - No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
 - Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

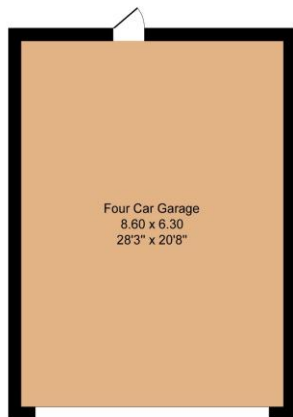
Acorn Way, Stowmarket

Approximate Area = 1425 sq ft / 132.3 sq m

Garage Area = 583 sq ft / 54.1 sq m

Total Area = 2008 sq ft / 186.4 sq m

For identification only - Not To Scale

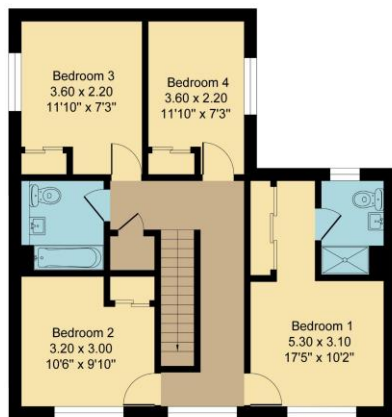


Four Car Garage
8.60 x 6.30
28'3" x 20'8"

Garage



Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurements Standards.
Produced For Lacy Scott & knight



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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