



Palmer & Partners



Chamomile Close, Stowupland,  
Suffolk, IP14 4FE  
Asking Price £435,000

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- No Onward Chain
- Modern Detached House
- Four Bedrooms
- Living Room & Study/Office
- 25ft Kitchen/Dining/Sitting Room
- Bathroom & En-Suite Shower Room
- Off-Road Parking & Garage
- Landscaped Low-Maintenance Rear Garden
- Double-Glazing & Gas Central Heating

This exceptional four-bedroom detached house is situated on a modern development in the village of Stowupland offering good access out to the A14 commuter trunk road and Stowmarket mainline train station and is being sold with no onward chain. The property is beautifully presented, offers ample versatile living space, and benefits from a landscaped and low-maintenance rear garden, off-road parking for three cars, a detached garage, gas central heating, and double-glazing.

As agents, we strongly recommend the earliest possible internal viewing to fully appreciate the quality and generous proportions of the accommodation on offer. The ground

floor comprises an inviting entrance hall, a spacious living room featuring a media wall, dedicated study/office, cloakroom, and a stunning 25ft open-plan kitchen/dining/sitting room complete with a walk-in utility cupboard. The first floor provides a four-piece family bathroom and four bedrooms, one of which benefits from its own en-suite shower room.

The village of Stowupland provides good road and rail links and offers a range of amenities including shops, public houses, takeaways, two churches, village hall and church hall. There is a children's play park in the village and a large village green, Thorney Green.



Stowupland just under a mile from the market town of Stowmarket which is situated on the A14 trunk road between Bury St Edmunds and Ipswich and is on the main railway line between London Liverpool Street and Norwich. The town lies on the River Gipping, which is joined by its tributary, the River Rat, to the South of the town and boasts a wide range of amenities including Stowmarket High School, a church, leisure centre, health centre and is home to the Museum of East Anglian Life. In addition, Haughley Park is an historical house of significance listed in the English Heritage Register.

**Entrance Hall:** Coat cupboard, porcelain tiled floor, a radiator, staircase rising to the first floor with

understairs cupboard, and doors providing access to:

**Living Room:** 17' x 11'4" (5.18m x 3.45m) Double-glazed window to the front aspect, two radiators, and a feature media wall with recess beneath providing space for a wood burner with bressummer above.

**Study/Office:** 9' x 6'7" (2.74m x 2m) Double-glazed window to the front aspect and a radiator.

**Cloakroom:** 5'6" x 3'3" (1.68m x 1m) A two-piece suite comprising a low-level WC and pedestal hand wash basin with tiled splashback, along with a radiator and tiled floor.

**Kitchen/Dining/Sitting Room:** 25' x 14'9" (7.62m x 4.5m) A stunning room which forms the hub of this exceptional family home.



**Kitchen Area:** The kitchen features an extensive range of contemporary eye and base units complemented by solid oak work surfaces and matching upstands. A one-and-a-half bowl sink with drainer is set beneath a double-glazed rear aspect window. Integrated appliances include a dishwasher, AEG double oven, and an induction hob with glass splashback and extractor above, with dedicated space for a fridge freezer. A central island, finished with a solid oak work surface and incorporating a breakfast bar and additional storage, creates a natural divide between the kitchen and the adjoining dining/seating area. A walk-in utility cupboard offers space for a washing machine and tumble dryer, along with fitted units and a work surface for added practicality. The

kitchen is completed by a radiator, porcelain tiled flooring, and ceiling inset spotlights, creating a bright and functional space ideal for everyday living and entertaining.

**Dining/Sitting Area:** The porcelain tiled floor continues into this space where there are two Velux windows, a double-glazed window to the rear aspect, double-glazed French doors opening out to the rear garden, and a radiator.

**First Floor Landing:** Built-in cupboard, radiator, access to the loft, and doors providing access to the bedrooms and bathroom.

**Bedroom One:** 14'3" x 9'10" (4.34m x 3m) Double-glazed window to the front aspect, a radiator, walk-in wardrobe with mirrored sliding door, and a door leading to:



**En-Suite Shower Room:** 7'2" x 5'5" (2.18m x 1.65m) A three-piece suite comprising a shower enclosure, low-level WC and vanity hand wash basin with storage beneath and tiled splashback, along with a heated towel rail, tiled floor, and an opaque double-glazed window to the side aspect.

**Bedroom Two:** 11'8" x 8'7" (3.56m x 2.62m) Double-glazed window to the front aspect and a radiator.

**Bedroom Three:** 10'2" x 9'2" (3.1m x 2.8m) Double-glazed window to the rear aspect and a radiator.

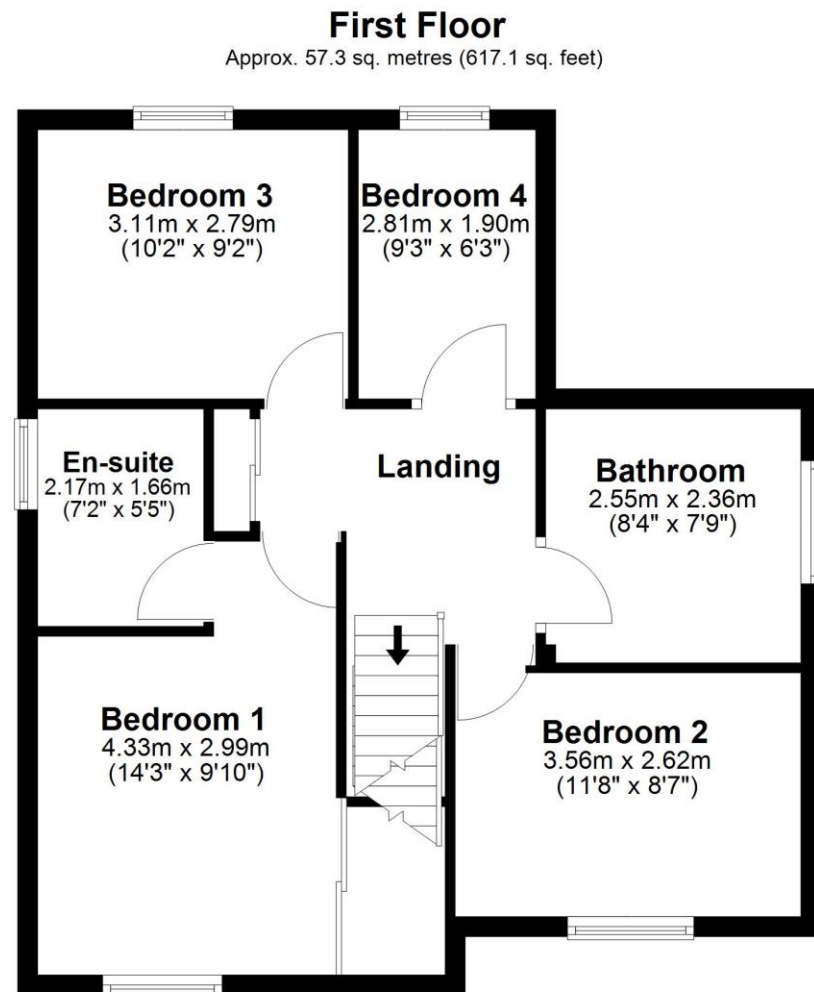
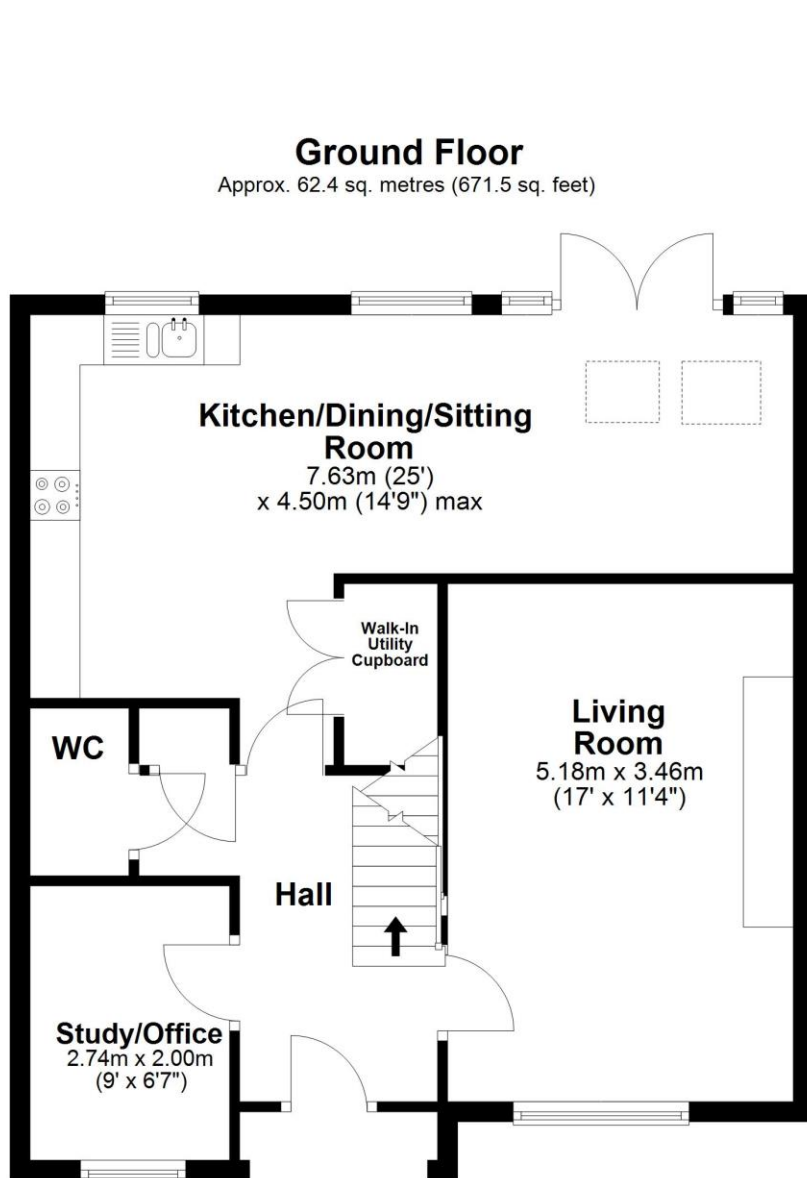
**Bedroom Four:** 9'3" x 6'3" (2.82m x 1.9m) Double-glazed window to the rear aspect and a radiator.

**Family Bathroom:** 8'4" x 7'9" (2.54m x 2.36m) A four-piece suite comprising a bath with shower attachment, shower enclosure, low-level WC and vanity

hand wash basin with storage beneath, along with a heated towel rail, tiled floor, and an opaque double-glazed window to the side aspect.

**Outside:** The frontage is laid to gravel with mature shrubs and a recessed porch. To the side is a driveway providing off-road parking for three cars in front of the garage and a gate leading to the rear garden. The landscaped rear garden is low-maintenance and predominantly laid to artificial lawn with raised sleeper borders. There is a patio seating area, and entertaining and barbecue area, a wooden shed, and the garden is fully enclosed by fencing.

**Detached Garage:** Up and over door with power and light connected.



Total area: approx. 119.7 sq. metres (1288.6 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.





### Attributes

4 Bedrooms, 2 Bathroom, 2 Reception,

EPC Rating: B

Council Tax Band: E



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