



The Green

Stowupland

Guide Price £500,000

LACY SCOTT
& KNIGHT

est. 1869

Kelvedon House

The Green | Stowupland | Stowmarket | IP14 4AF

Stowmarket 1.5 miles, Ipswich 13 miles, Bury St Edmunds 15 miles

An impressive detached red brick family home, which offers a generous amount of living space, as well as superb double height brick built garage, which lends itself to a variety of uses. All set within this highly regarded and well served village, with views over open greens to the front.

Entrance Hall | Reception Room | Dining Room | Fitted Kitchen | Utility Room | Sunroom | 4 Bedrooms | Family Bathroom | Four Car Double Height Garage With Workshop/Store Beside | New Roof To Garage | Views Over Open Green | No Onward Chain

Kelvedon House

From the enclosed entrance porch there is a further doorway leading into the entrance hall, where there can be found a large understairs storage cupboard. Leading off from the hall, the principal living areas can be found as well as the kitchen, with the reception room benefitting from stripped flooring, as well as open exposed brick fireplace, with tiled hearth, plus picture rail and square bay window providing a wealth of natural light to the front. To the other side of the hallway there is the larger than expected dining room, which benefits from picture rail and again a wealth of natural light provided by the large square bay window to front. To the rear of the property there is the kitchen, which features oak flooring, as well as a range of wall, base and drawer units, including granite sink unit, with mixer taps and splashback tiling, plus space for an oven with extractor hood over and separate island unit and plumbing for dishwasher. There is also a water softener. Leading off from here there is a doorway into the snug/sunroom, which benefits from glazed sliding doors which open out onto a decked area. To the other side of the kitchen there is a doorway leading into the utility room, which benefits from a stainless steel sink unit, with splashback tiling, plus plumbing for washing machine, half glazed door to side and further doorway leading into the cloakroom,



with low flush wc, wash handbasin, electric convector heater and Worcester gas fired boiler.

At first floor level there is a very generously sized landing area, off of which all rooms can be found, as well as a further cupboard which houses the hot water tank. The principal bedroom benefits from two built-in wardrobes and picture rail, with sash window to front which enjoys views across the open green to the front. Bedroom 2 which overlooks the side garden, also benefits from picture rail, built-in wardrobe and loft access. The two remaining bedrooms both have double doored wardrobes and built-in single cabin beds, with all bedrooms having use of the large family bathroom, which comprises wood panel bath (with shower above), vanity wash handbasin with mixer taps, low flush wc, tiled walls, stripped flooring, plus windows to rear

and side, thus giving the room a wealth of natural light which in our view also offers ample space so as to reconfigure to include a shower cubicle.

Outside

The front boundary is enclosed by a beech hedge with pathway leading to main front entrance door. Access to the rear of the property can be gained via either side, whilst to the left hand side of the property there is a raised decked area, beyond which there are further lawned gardens, which lead round to the right hand side of the garden where there is a vegetable garden and greenhouse, with the rear garden bordered by a ditch.

To the right hand side of the property there is a large double height brick built garage which has the benefit of a new tiled and

felted roof and fascia, as well as an electric roller door and a wealth of natural light provided by windows to both the side and rear of the property. Leading off from the garage there is also a storeroom/lean-to, both these areas have doorways leading out to the rear garden and benefit from light and power.

Overall, taking into account the very attractive image which Kelvedon House presents to the front, as well as the superb outbuilding with attached workshop, as well as a good size wrap around garden and wonderful views over the open green to the front within what is considered a very well served and highly regarded village, we are of the view will attract a wide range of potential purchasers, therefore would recommend an early inspection to avoid disappointment.

Location

Kelvedon House is located within the popular well served village of Stowupland which is only a short distance from both Stowmarket Town Centre and the A14. facilities within the village include primary school, high school, together with butchers, fish and chip shop, public houses, village hall, petrol station with convenience store attached, plus Tesco supermarket which is only about 1 mile away. With the property itself offerings wonderful views over the village green.

Services

All mains are understood to be connected. Gas CH.

Local Authority - MSDC - Council Tax Band E.

Tenure - Freehold.

Broadband Speed - Superfast Predicted 80Mbps (Ofcom).

Mobile Coverage - Between 60% and 78% (source Ofcom).

Directions

From the A14 exit at the Stowupland interchange junction (J50) and proceed northward onto the A1120. After approximately a quarter of a mile take a left hand turning just after the Co-op garage into the Village Green, where the property will be found a short distance on the left hand side.

what3words - sandpaper.funny.wizard

Agent's Notes

1) Immediately to the front of the brick built garage there is a driveway area which has been used by the present and previous owners for several decades. However, it is our understanding that this is still considered as part of the common.

2) Cracking has been noted to the left hand side of the garage. However, the owners' insurers have monitored this and advised that in their opinion, there is no issue with subsidence.





Disclaimer

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN

