



Greenfields

Stowupland

Guide Price from £725,000

LACY SCOTT
& KNIGHT

est. 1869

Greenfields

Church Road | Stowupland | IP14 4BQ

Stowmarket 2 miles, Ipswich 11.5 miles, Bury St Edmunds 16.8 miles

An exceptional opportunity to acquire this beautifully appointed four bedroom, 3 bathroom detached house showcasing the very best in contemporary design, craftsmanship and specification.

Entrance Hall | Sitting Room | Study | Kitchen/Dining Room | Principal Bedroom with En Suite Bathroom | Bedroom 2 with En Suite Shower Room | 2 further Bedrooms | Family Bathroom | Double Garage | Parking | Rear Garden | Underfloor Heating to Ground Floor | Air Source Heat Pump

Situated in the desirable village of Stowupland, just two miles east of Stowmarket, Greenfields is an exclusive new development of high-quality homes offering contemporary living in a well-connected rural setting. With excellent access to the A14, the development is ideally positioned for convenient travel to Ipswich and Bury St Edmunds.

Built by Landex New Homes, each property has been thoughtfully designed and finished to a high specification, combining modern comfort with low-maintenance living. All homes are traditionally constructed in brick and feature stylish UPVC double glazed windows and composite front doors, ensuring both durability and aesthetic appeal.



Plot 9 – The Beech

An exceptional opportunity to acquire the view home at the prestigious Greenfields development, The Beech is a beautifully appointed residence showcasing the very best in contemporary design, craftsmanship, and specification.

Elegant Living, Thoughtfully Designed

The Beech has been carefully designed to provide a perfect balance of style and practicality. Generous living spaces are complemented by high-quality finishes throughout, creating a home that is both inviting and functional.

As the development's dedicated view home, Plot 9 will be finished to an exemplary standard, offering buyers a true representation of the quality and attention to detail synonymous with Landex New Homes.

Outside

The property benefits from a generously sized private garden, thoughtfully arranged with a patio area ideal for outdoor entertaining, a turfed lawn, and planted borders ready for personalisation. The garage has an electrically operated door and is complemented by ample private off-road parking, ensuring both convenience and security.

Approx. Measurements **(Please note the measurements are approximate, have been taken from plans and cannot be relied upon)**

Kitchen Area	10'10 x 9'11
Dining Area	16'2 x 9'3
Living Room	12'5 x 19'5
Utility	6'9 x 12'9
Study	9'8 x 9'11
Bedroom 1	10'5 x 19'5 (plus En Suite Bathroom)
Bedroom 2	12'4 x 9'8 (plus En Suite Shower Room)
Bedroom 3	12'5 x 9'5
Bedroom 4	9'7 x 9'8

Predicted EPC - B

Location

Greenfields enjoys a pleasant position within the village, which itself offers a range of everyday amenities including a Co-op store, post office, café, takeaways, public houses, and both primary and secondary schooling. Community facilities include a village hall, church hall, play park and green, creating a welcoming environment for a variety of lifestyles.

Specification includes:

Underfloor heating to the ground floor with radiators to the first floor | Energy-efficient Samsung air source heat pump system | Stylish fitted kitchen and contemporary finishes | • UPVC double glazing in a modern grey finish | Composite cottage-style front door with secure multipoint locking | Electric vehicle charging point | Provision for future solar (PV) panel installation | Electrically operated remote control garage door

Kitchen

Premium branded Crown or Masterclass fully fitted kitchen with Quartz worktops, Neff appliances (where possible) – hob, extractor, oven, integrated fridge-freezer. Integrated dishwasher. Free-standing washing machine and tumble dryer to utility room. Water Softener.

Flooring

Tiled flooring to entrance hall, kitchen/dining, utility, garden room and all wetrooms. Quality carpet to remainder.

Sanitaryware/Wall Tiling

Roper Rhodes white sanitaryware with chrome taps and contemporary basins with vanity units. Aqualisa Digital Showers. Full height ceramic/porcelain wall tiling.

AGENTS NOTE:

Please contact the agent for more details on timescales.

There will a management company for this development, please contact Lacy Scott & Knight for full details

Plans, Areas and Schedules

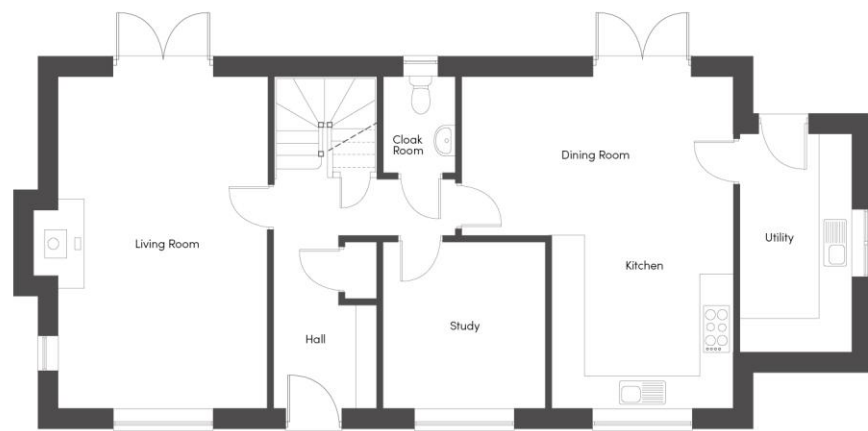
These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either 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.

Misrepresentation and Notices

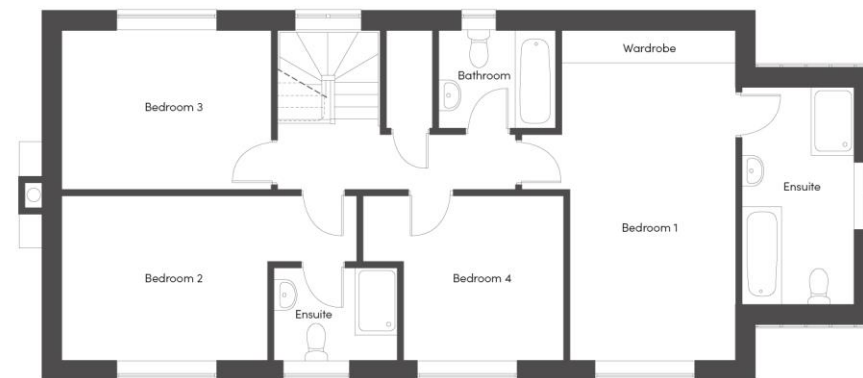
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The Beech
Ground Floor
Plot 9



The Beech
First Floor
Plot 9



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