



Woodfield Drive

Stowmarket

Asking Price £575,000

LACY SCOTT  
& KNIGHT

est. 1869

# Fircroft

Woodfield Drive | Stowmarket | Suffolk | IP14 1BJ

Town Centre 0.5 miles, Railway Station 0.5 miles, A14 (J50) 2 miles

A unique as well as spacious detached 4 bedroom bungalow, set within its own plot of over half an acre, and which is tucked away towards the far end of this exclusive private road and which is within walking distance of Town Centre.

Entrance Hall | Cloakroom | Sitting Room | Dining Room | Kitchen/Breakfast Room | Snug/Television Room | 4 Bedrooms | Shower Room | Bathroom | Utility Room | First Floor Home Office (Unfinished) | Double Garage | Ample Parking To Front | Approx. 0.55 Acre Plot With South Facing Garden | Private Road | Near To Town Centre | Individually Designed & Built

## Fircroft

From the sizeable entrance hall there are doorways to the principal rooms as well as the cloakroom which comprises low flush wc and wash hand basin. The bright and airy sitting room benefits from an expanse of glazing which provides views over the patio and lawned garden beyond. Leading off from the sitting room there are double doors to the dining room, which due to the glazed sliding double doors also enjoys wonderful views over the garden to the rear, with further doorway leading off to the kitchen/breakfast room, which benefits from a range of wall, base and drawer units including 1 ½ bowl sink unit plus oven, hob and extractor hood with cupboards also housing the hot water tank and consumer unit. Further doorways lead out to a passageway and back into the entrance hall.

The majority of the living area is located to the left hand side, whilst to the right hand side there can be found a snug/TV room beyond which there is an inner hall with two double door built in sliding cupboards, leading off from the inner hall are the four double bedrooms, the principal of which features a full length and full height fitted wardrobes and enjoys views over the



garden, with all of the remaining bedrooms benefitting from built in sliding door wardrobes. There is also a shower room comprising shower cubicle, pedestal wash handbasin and a separate family bathroom, which comprises tiled bath, pedestal wash handbasin and low flush wc with tiled walls and floor plus heated rail.

Leading off from the kitchen, there is a passageway, which runs from front to back, off of which there is a doorway leading into the double garage plus separate doorway leading into a utility room with plumbing for washing machine space for drier and which houses the gas fired boiler. Also at ground floor level is a former workshop, and a staircase rising to a first floor office/store room with 3 Velux style windows, which has been

plaster boarded but otherwise is presented in unfinished condition. This area will offer superb opportunity for somebody to modernise and which in our view would lend itself to a variety of uses.

## Outside

To the front of the property there is ample parking for several cars, as well as a further large lawned garden area, beyond the parking is an attached double garage with up and over door. Access to the rear of the property can be gained via the right hand side, as well as via a passageway which separating the main house from the garage/office and utility area. The rear garden is a particular feature of this property, benefiting as it does from a high degree of privacy, to the rear of which there is a high

hedge. However, beyond this there is a further substantial garden area, all of which makes this property particularly unusual considering its Town Centre location. It is also worth noting that the rear garden is south facing and as previously mentioned is well screened and as such offers a high degree of privacy.

### Location

Woodfield Drive is a private drive serving individual properties and within a short walk of the Town Centre. The centre of Stowmarket offers a good range of facilities, or alternatively there are local amenities, including doctors' surgery and schooling at Combs Ford about a quarter of a mile away to the south. The mainline railway station is on the

eastern edge of the Town Centre about half a mile away from the property. There is also access to the A14 at Junction 50.

### Services

Mains water, electricity, gas and drainage are connected. Heating is via modern gas fired boiler.

### Local Authority

Mid Suffolk District Council - Council Tax Band F.

### Tenure

Freehold.

### Broadband Speed

Superfast Predicted speeds of 80Mbps (source Ofcom).

### Mobile Coverage

Between 60% and 78% (source Ofcom).

### Directions

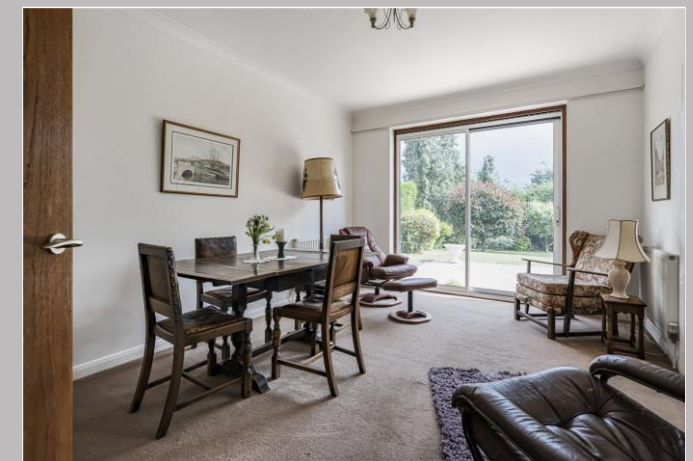
From Stowmarket Town Centre proceed southwards on the Ipswich Street and into Ipswich Road, turn right where signposted into Woodfield Drive. Proceed towards the far end, where the property will eventually be found on the left hand side.

### what3words

rally.laugh.warmers

### Viewing

Viewing is strictly by appointment.





## 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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# Fircroft

Approximate Gross Internal Area = 250.3 sq m – 2695 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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