



**21 Maple Road
Stowupland, Suffolk**

**DAVID
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21 Maple Road, Stowupland, Suffolk, IP14 4DG

Stowupland is a large village centred around a village green and approximately a mile east of Stowmarket. The well served village has numerous amenities including a High School, primary school with pre-school, petrol station/shop, two churches, post office, two butcher's shops, cafe, Chinese takeaway, fish and chip shop and two public houses. Sports are well catered for with football, cricket and bowls clubs available. A lottery grant funded gym and indoor sports facility is available for public use at the high school. Stowmarket has a more comprehensive range of schooling, shopping, recreational and cultural facilities together with a mainline rail link to London Liverpool Street.

A splendid three-bedroom semi-detached house that has undergone significant improvement over the years by the current vendors and is now presented to an excellent order throughout. This delightful property affords generous accommodation to both floors and includes open plan style living accommodation by way of sitting/dining room with adjoining conservatory and kitchen. To the first floor are two double bedrooms, single bedroom and bathroom. To the front of the house is predominantly off street parking for numerous vehicles leading to a garage with electric roll door and into the rear garden which has been meticulously cared for and again presented to a wonderful standard thus creating an idyllic setting.

An excellent three bedroom semi-detached house presented to a superb standard with off street parking and garage.

Entrance door opening through to:

ENTRANCE HALL: A large welcoming area with staircase rising to first floor. Doors to;

SITTING/DINING ROOM: 21'4 x 11'5 (6.5m x 3.5m). Cleverly designed into two distinctive areas with the sitting area having a wood burning stove set upon a tiled hearth creating the main focal point of this area and having front aspect. Attractive wood flooring leads to the designated dining room currently occupied as a formal dining area with large opening to the kitchen and double doors giving access to the conservatory.

CONSERVATORY: 13'1 x 11' (3.9m x 3.3m). Ideally placed at the rear of the property and enjoys views of the delightful garden beyond. Double doors giving access to the rear terrace allowing one the potential to enjoy warm summer afternoons or al fresco dining.

KITCHEN: 9' x 6'2 (2.7m x 1.8m). A delightful room fitted with an extensive range of matching wall and base units under wooden work preparation surfaces that incorporate a Butler style sink unit with mixer tap. Spaces for freestanding cooker underneath extractor hood, washing machine and under counter fridge.

First floor

LANDING: An inviting area with loft access. Doors to;

BEDROOM 1: 12'1 x 9'9' (3.6m x 3m). Being of a generous size and offering front aspect. Built-in wardrobe.

BEDROOM 2: 11' x 10'8 (3.3m x 3.2m). Again an excellent size with rear aspect. Built-in airing cupboard.

BEDROOM 3: 9' x 7'5 (2.7m x 2.2m). A versatile room which would lend itself to a home office or third bedroom if so required. Front aspect.

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BATHROOM: 6'6 x 6'1 (2m x 1.8m). Fitted with a roll top ball and claw bath with rainhead style shower over and having part tiled surround, wall hung wash hand basin with mixer tap and W.C. Heated towel rail.

Outside

The property is approached by an attractive brick driveway which allows off street parking for numerous vehicles and in turn bordered by predominantly lawn area and a variety of flowering beds which leads to the property and continues to the side where there is a conveniently placed **GARAGE** 17'3 x 7'9 (5.2m x 2.4m) with electric roll door, power and light connected. **TIMBER WORKSHOP** 10' x 7'3 (3m x 2.2m). Gate giving access to the rear.

The rear garden is a genuine delight and has been meticulously cared for by the current owners. Presented to a wonderful standard with an attractive raised pond feature creating an idyllic setting abutting the well placed terrace area perfect for relaxing on warm summer afternoons. The remainder of the gardens are predominantly lawn with well stocked flowering flower and shrub beds.

SERVICES: Mains water, drainage and electricity are connected. Gas radiator heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band C.

EPC RATING: D

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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