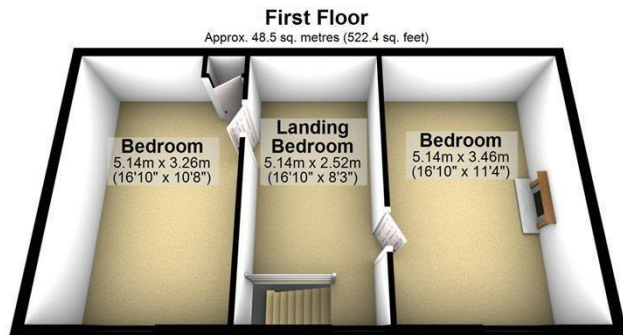
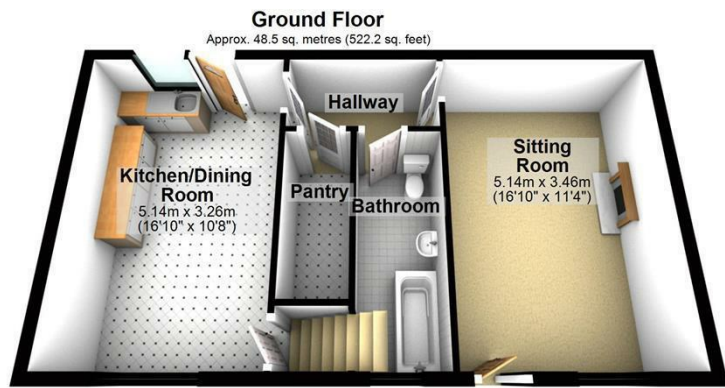
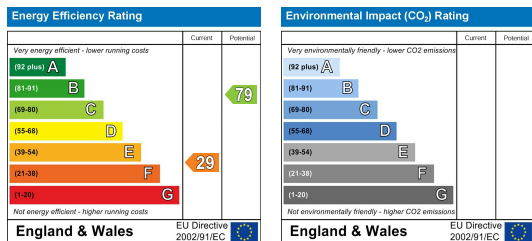




Total area: approx. 97.0 sq. metres (1044.6 sq. feet)  
Expertly Prepared By david-mortimer.com • Not To Scale • For Identification Purposes Only  
Plan produced using PlanUp.



#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

#### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



## 1 Uplands Cottage , Saxham Street, Stowupland, IP14 £275,000 5DD

Set in an idyllic village location and backing onto paddock land this extended Grade II Listed semi detached cottage stands within a plot of approximately 1/4 OF AN ACRE. The property benefits from Living Room with open Fireplace, Kitchen/Diner, Ground Floor Bathroom, Good Size Established Gardens and boasts a WEALTH OF ORIGINAL FEATURES. Now requiring an element of modernisation internal viewing is highly recommended.





# 1 Uplands Cottage Saxham Street, Stowupland, Suffolk, IP14 5DD

## Stowupland

Stowupland is a small village approximately just over a mile East of Stowmarket, Suffolk. Stowupland High School is found in the village. Stowupland is centred on several village greens and was the winner of the Suffolk "Village of the Year" competition in 2006. The village has numerous amenities including, a petrol station, post office, two butchers, Chinese takeaway, chip shop and two public houses - The Crown and The Retreat. As well as the high school there is a primary school which has an attached pre-school. 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.

With front entrance door leading to...

### LIVING ROOM: 16'8" x 11'3" (16'7" x 11'2") (5.070 x 3.426 (5.05 x 3.40))

With window to front aspect, open fireplace, picture rail, storage heater and door leading to...

.

### INNER HALLWAY:

With exposed beams and doors leading to kitchen/diner.

..

### BATHROOM:

With window to front aspect, fitted suite comprising bath, low level W.C and pedestal wash hand basin.

...

### PANTRY CUPBOARD:

With exposed beams and tiled floor.

....

### KITCHEN/DINER: 17'1" x 10'6" (5.205 x 3.213 (5.18 x 3.20))

With windows to front and rear aspects, door to rear aspect, fitted with a range of base level units with work surface over, inset stainless steel sink unit and drainer, space and plumbing for washing machine, space for electric cooker and storage heater. Stairs leading to first floor.

.....

## FIRST FLOOR

.....

### LANDING BEDROOM: 14'6" x 7'9" (4.422 x 2.356)

With window to front aspect and doors leading to...

.....

### BEDROOM 1: 14'3" x 10'6" (4.344 x 3.210)

With window to front aspect, exposed beams and airing cupboard housing hot water tank.

.....

### BEDROOM 2: 15'10" x 11'2" (15'9" x 11'1") (4.818 x 3.400 (4.80 x 3.38))

With window to front aspect and storage heater.

.....

### OUTSIDE:

To the front of the property is a graveled driveway providing ample off road parking which leads to the front garden which is mainly laid to lawn with a selection of flower beds, the garden is established with path to front door and is enclosed by hedging. The garden extends to the side and rear of the property, it is mainly laid to lawn with vegetable patch, a selection of fruit trees, garden shed, it is established, enclosed by trees and hedging and backs onto paddock land. The plot is approximately 1/4 of an acre.

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### NEEDHAM MARKET OFFICE:

54 High Street, Needham Market, Ipswich, IP6 8AP.TO VIEW PLEASE CALL 01449 722242 or email [needham@hamilton-smith.com](mailto:needham@hamilton-smith.com)

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