



Crown Meadow

Stowupland

Guide Price £499,000

LACY SCOTT  
& KNIGHT

est. 1869

# I Crown Meadow

Stowupland | Stowmarket | IP14 4FS

Stowmarket 1 mile, Ipswich 12 miles, Bury St Edmunds 17 miles

Superbly designed detached 3 bedroom family home, located on a small select development of 10 properties which has been finished to the highest of standards with great thought by the architect having gone into its design and layout.

Entrance Hall | Cloakroom | Sitting Room With Woodburning Stove | Luxury Fitted Kitchen/Breakfast Room | Family Room 3 Bedrooms | Family Bathroom | En Suite Shower Room To Principal Bedroom | Fitted Wardrobes | Airing Cupboard Ample Parking | Detached Garage | Enclosed Garden To Rear | Underfloor Heating To Ground Floor/Radiators To First Floor | Triple Glazed Windows | High Quality Specification | Highly Regarded & Well Served Village

## I Crown Meadow

From the tiled entrance hall there can be found an understairs storage cupboard, as well as further doorways leading off to all the main rooms, including a cloakroom which comprises low flush wc, three drawer vanity wash handbasin and heated towel rail. The sitting room features a woodburning stove with granite hearth, as well as double aspect windows including glazed doors which open out onto the rear garden. The kitchen/breakfast room is a particular feature of this property due to the wide range of high quality wall, base and drawer units, including granite work surfaces with five ring induction hob with extractor hood over, plus integral double oven, dishwasher, washing machine, fridge freezer and water softener. Leading off from the kitchen/breakfast room there is the large family room with tiled flooring and which again benefits from double aspect windows, including glazed double doors which open out onto the rear garden.

At first floor level there can be found three bright and airy double bedrooms, the principal benefits from four door fitted sliding wardrobe, as well as its own tiled en suite shower room



comprising double width quadrant shower cubicle, three drawer vanity wash handbasin, low flush wc and heated towel rail and radiator. Whilst the remaining bedrooms share use of the tiled family bathroom which comprises panel bath with shower over and separate Aqualisa outlet temperature control, three drawer vanity wash handbasin, low flush wc and heated towel rail and radiator.

## Outside

To the front of the property there is a large brick paved driveway which provides parking for several vehicles and also in turn leads to a single garage with electric up and over door, which also benefits from light and power, as well as personal door which in turn leads into the rear garden. Immediately to

the rear of the property there is a paved patio area and lawned garden beyond. Within the rear garden there is also a wooden storage shed, with the garden enclosed by mainly fence surround and from which there is a gated access leading out to the front of the property.

Overall, taking into account the high standard of specification and finish which has gone into this development and into each individual property, with the owner having further improved by adding triple glazing, as well as being set within this much sought after village which offers an excellent range of facilities, we are of the view the property will attract a wide range of potential purchasers. Therefore, we would recommend an early inspection to avoid disappointment.

**Location**

Crown Meadows has excellent travel links and is just a little over a mile from the A14, allowing travel by road to Bury St Edmunds, Newmarket and Cambridge. Ipswich is approximately 12 miles away, also via the A14. By train, Stowmarket station provides regular direct rail services to Ipswich, Norwich and London Liverpool Street (84 mins).

**Services**

Mains water, electricity and drainage. Air source heat pump including underfloor heating to ground floor and radiators to first floor.

**Local Authority**

Mid Suffolk District Council - Council Tax Band E.

**Tenure**

Freehold.

**Broadband Speed**

Ultrafast Predicted speeds of 1000Mbps (source Ofcom).

**Mobile Coverage**

Likely (source Ofcom).

**Directions**

From the A14 exit at the Stowmarket interchange (Junction 50) and turn northward on the A1120 following the road for approximately a mile into the village of Stowupland. Follow the road through the village past the garage, and Crown Meadow will be found on the right hand side.

**what3words**

universe.picnic.commenced





**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** Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- a) These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- c) No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- d) No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- e) Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

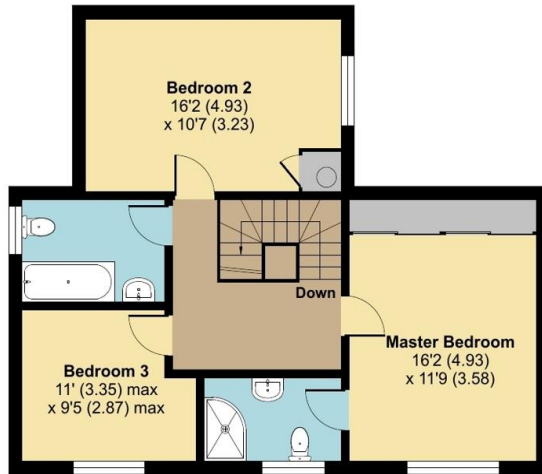
## Crown Meadow, Stowmarket, IP14

Approximate Area = 1420 sq ft / 131.9 sq m

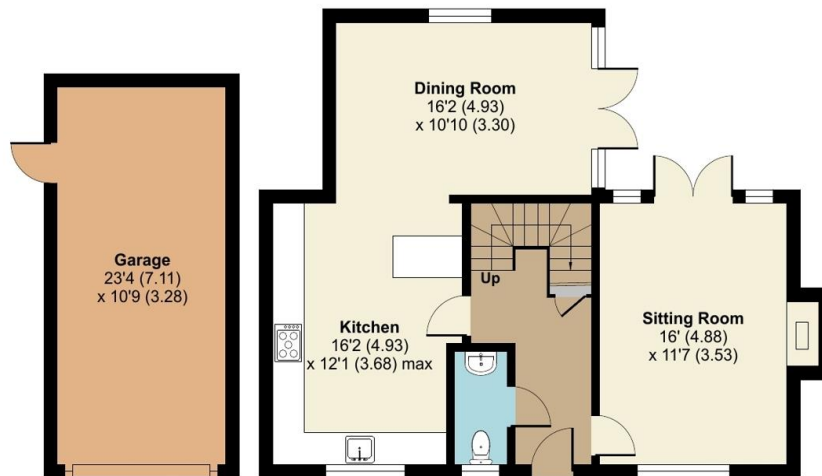
Garage = 249 sq ft / 23.1 sq m

Total = 1669 sq ft / 155 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Lacy Scott & Knight. REF: 1153290



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>86</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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