



Wicks Lane, Forward Green, Stowmarket, IP14 5HL
Guide Price £450,000

This individually built and situated new build bungalow occupies a pleasing position upon a small no-through country lane. Offering versatile living space in the region of 1,200 sq ft and enjoying westerly facing rear gardens and off-road parking.

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Key Features

- Individual design & build
- Underfloor heating
- Est completion for build Aug 2023
- En-suite facilities
- Westerly facing rear gardens
- Approx 1,200 sq ft
- Council Tax Band E
- Freehold
- Energy Efficiency Rating TBC.

Situation

Set back from a small no-through country lane, the property is found in a secluded and private situation. There is easy access to the A140 and A14, providing access to Norwich and Ipswich, whilst the attractive and well served town of Stowmarket lies four miles to the south west and offers an extensive and diverse range of many day to day amenities and facilities alongside having the benefit of a mainline railway station with regular/services to London Liverpool Street and Norwich.

Description

The property comprises a brand new three bedroom detached bungalow due for imminent completion (August 2023) being of modern brick and block cavity wall construction with high thermal insulation levels under a pitched clay tiled roof and with upvc double glazed windows and doors. Heated by an air source heat pump via underfloor heating throughout. Internally there is a pleasing layout having versatile living space in the regions of 1,200 sq ft. Great care and attention to detail to the design and build has been undertaken with the emphasis on using good quality materials and careful craftsmanship incorporating a particularly high specification of modern and contemporary fixtures and fittings.

Externally

The property is set back from a small no-through colane having off-road parking to the front adjacent to the bungalow. The main gardens lie to the rear and side enjoying a westerly aspect with a paved patio area abutting the rear of the property creating an excellent space for alfresco dining.

The rooms are as follows:

ENTRANCE HALL: A pleasing and spacious first impression with access through to the kitchen/diner, bedrooms and bathroom. Built-in storage cupboard to side.

KITCHEN/DINER: A pleasing and spacious room flooded by plenty of natural light due to a southerly aspect, French upvc double glazed doors opening onto the rear patio area. The kitchen will be of a high specification offering an extensive range of wall and floor units, built-in appliances and floating island. Further access to the living room.

LIVING ROOM: A triple aspect room with a particular feature being the open fireplace to side.

BATHROOM: Found to the rear of the property and being a modern three piece suite in white with panelled bath and shower over, low level wc and hand wash basin. Heated towel rail. Tiled flooring.

BEDROOM ONE: A generous principal bedroom having the luxury of en-suite facilities and walk-in wardrobe to side.

EN-SUITE: A modern and contemporary three piece suite comprising tiled shower cubicle with double headed shower, low level wc and hand wash basin. Window to side aspect.

BEDROOM TWO: A generous double bedroom with window to side and built-in storage cupboard.

BEDROOM THREE: Found to the front aspect and although being the smaller of the three bedrooms still being a double bedroom.

SERVICES:

Drainage - mains

Heating - air source heat pump

EPC Rating - TBC

Council Tax Band - E

Tenure - freehold

OUR REF: 8325

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