

**DRAFT DETAILS**  
**1 OXENHAM WAY**  
**STOWMARKET**  
**IP14 1WD**

OPEN HOUSE (C&T) present: A particularly well presented modern detached house on the popular Northfield View development, on the NW side of town, convenient for the A14. Hall, Cloakroom, Lounge, Kitchen/Dining Room, 3 Bedrooms - 1 En-Suite, Family Bathroom, Landscaped SE Facing Side Garden, Garage, Generous Parking, **VIEW ASAP.**



2184

**New Price Guide £325,000**

HALL, CLOAKROOM, LOUNGE, KITCHEN/DINING ROOM, 3 BEDROOMS - 1 EN-SUITE, FAMILY BATHROOM, LANDSCAPED **SOUTH-EASTERLY** FACING SIDE GARDEN, GARAGE, GENEROUS PARKING, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING WITH FITTED SHUTTERS & UPVC ROOFLINE, WELL PRESENTED WITH **HIGH SPECIFICATION & MANY UPGRADES**, CONVENIENT FOR TOWN, STATION & A14, EARLY VIEWING ADVISED.

**VIEWING:** Strictly by appointment with Coakley & Theaker.

**BURY ST. EDMUNDS**  
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**DIRECTIONS :** From the town centre, proceed along Bury Road. On reaching the roundabout, take the first exit and continue straight over at the traffic lights. At the next roundabout, take the second exit and proceed along. Take the first turning left into Sorley Road, and then the first right turning into Sassoon Crescent. Take the first turning left into Oxenham Way and continue along, where the property is located after a short distance, facing you, on the right-hand bend.

**HALL :** Approached via a UPVC part glazed front door. Built-in cloaks/storage cupboard, tiled floor, stairs to first floor, radiator.

**CLOAKROOM :** Modern white suite comprising, wc, pedestal wash basin with mixer tap, tiled splashbacks, tiled floor, extractor fan, radiator.

**LOUNGE : 5.08m (16'8") x 3.00m (9'10")** TV point, telephone point, LED downlights, radiator, UPVC window with fitted shutters to front, UPVC glazed double doors and side panels with fitted shutters to side garden.

**KITCHEN/DINING ROOM : 5.08m (16'8") x 3.00m (9'10")** Range of modern white high-gloss base and wall mounted units, quality quartz composite work surfaces and upstands, inset 1 1/2 bowl stainless steel sink unit with 'Swan-neck' style mixer tap, inset induction hob with splashguard and stainless steel cooker canopy over, built-in electric double oven/grill, integrated fridge/freezer, integrated washing machine, integrated dishwasher, cupboard housing wall mounted gas combi boiler, tiled floor, concealed lighting, TV point, LED downlights, two radiators, UPVC windows with fitted shutters to front and side.

**FIRST FLOOR LANDING :** Radiator.

**BEDROOM 1 : 3.78m (12'5") x 3.07m (10'1")** Built-in double wardrobe, TV point, telephone point, LED downlights, radiator, UPVC windows with fitted shutters to front and side.

**EN-SUITE : 2.36m (7'9") + enclosure x 1.19m (3'11")** Modern white suite comprising tiled double shower enclosure with shower unit, wc, vanity wash basin with mixer tap, tiled splashbacks, tiled floor, shaver point, extractor fan, LED downlights, chrome vertical radiator/towel rail.

**BEDROOM 2 : 3.00m (9'10") max x 2.82m (9'3")** Built-in double wardrobe, TV point, LED downlights, radiator, UPVC windows with fitted shutters to front and side.

**BEDROOM 3 : 3.00m (9'10") x 2.13m (7'0")** TV point, LED downlights, radiator, UPVC window with fitted shutters to side.

**BATHROOM : 2.06m (6'9") x 1.68m (5'6")** Modern white suite comprising P-shaped panelled bath with curved glazed screen, mixer tap and mixer shower attachment, wc, vanity wash basin with mixer tap, tiled splashbacks, tiled floor, LED downlights, extractor fan, shaver point, chrome vertical radiator/towel rail, UPVC frosted window to front.

**AGENT'S NOTE :** The layout of the Kitchen is slightly different from that shown on the floorplan.

**OUTSIDE :** To the front of the property, a small garden area is laid to slate chippings, with a pathway to the front door. A block paved driveway provides vehicular standing for up to two cars and leads to a **GARAGE:** with up and over style door, power and light connected and eaves storage. There is an additional block paved parking area to the other side of the property, providing space for up to two cars. A gate provides side access to the **South-Easterly** facing side garden. This has been landscaped and is enclosed by brick wall and fencing, being laid principally to paving, with raised borders, paved seating area with railings, area to the rear laid to shingle and paving, **TIMBER SUMMER HOUSE: 2.74m (9'0") x 2.74m (9'0")**, with power and light connected, and an outside water tap.

**STOWMARKET AREA :** Many amenities are available in Stowmarket, including good shopping facilities with a twice weekly market, various supermarkets, independent traders and national chains. In addition, there are many pubs and restaurants, primary and secondary schools, leisure centre, cinema, churches and medical centre.

For commuters, Stowmarket Station is convenient and offers a mainline rail link to London's Liverpool Street, in about 90 minutes.

The A14 is within easy reach, giving access to Ipswich, Felixstowe, the east coast and the A12 to Colchester, Chelmsford and London, to the east, and Bury St Edmunds, Newmarket, Cambridge and the Midlands to the west, with Stansted Airport and London also accessed via the M11.

**BURY ST EDMUNDS AREA :** Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millennium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.







## Energy performance certificate (EPC)

1, Oxenham Way  
STOWMARKET  
IP14 1WD

Energy rating

**B**

Valid until: 28 March 2028

Certificate number: 0459-3873-7579-9128-4755

Property type: Detached house

Total floor area: 86 square metres

### Rules on letting this property

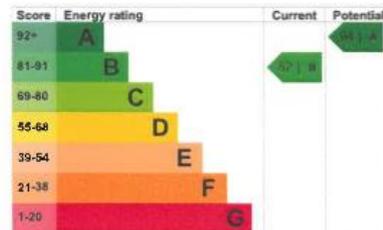
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

**Consumer Protection from Unfair Trading Regulations 2008 (CPRs)** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

**General Data Protection Regulations (GDPR)** 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.