



The Stables, Low Green, Nowton, Bury St Edmunds, IP29 5ND

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ESTABLISHED 1966

The Stables
Low Green
Nowton
Bury St Edmunds
IP29 5ND

**Superb converted stables providing beautifully presented single-storey
2-bedroom accommodation**

GUIDE: £499,000 - freehold

RECEPTION HALL | KITCHEN/BREAKFAST ROOM | SITTING
ROOM | TWO BEDROOMS | EN SUITE SHOWER | BATHROOM
| GARDEN | PARKING

The **Stables** have been meticulously converted from the row of derelict Victorian brick and flint stables, adjacent to Nowton Lodge (Listed Grade II). It now offers characterful vaulted single-storey accommodation, with the benefit and the inherent advantages of modern construction, double-glazed throughout, oil-fired underfloor central heating, modern insulation, and vaulted exposed ceilings with exposed beams throughout the property. To the front is a large area of lawn with terrace enclosed by post and rail fencing, and a recently planted hedge. Whilst to the rear is a large area of parking ready for further landscaping. Briefly it comprises

RECEPTION HALL – with high vaulted ceiling, exposed beams, built-in coat cupboard, part-glazed door through to

KITCHEN/BREAKFAST ROOM - double-aspect room with part-glazed stable door to both the front and rear gardens, exposed timbers with vaulted ceiling and a superb range of fitted wall and base kitchen units with quartz work surface, inset with Butler stone-glazed sink, built-in dishwasher, concealed fridge and freezer, corner walk-in larder unit, built-in Bosch oven and grill, further storage and worksurface with island, inset with Bosch induction hob with integrated extractor, pocket sliding doors through to



SITTING ROOM – a spacious vaulted room with exposed timbers, bi-fold doors and four wall light points.

BEDROOM ONE - double-aspect vaulted room with exposed beams, and door to outside with a range of built-in wardrobe cupboards, shelved storage.

EN SUITE SHOWER extensively tiled with large shower cubicle, built-in vanity unit with marble work surface with storage below and inset wash hand basin, illuminated mirror over, low-level WC, and heated towel rail.

BEDROOM TWO – with exposed beams and outside door.

BATHROOM – with panel bath with mixer tap and separate shower unit and shower screen over, built-in vanity unit with storage and wash hand basin, low-level WC, and heated towel rail.

OUTSIDE

To the front is a large area of lawn with terrace enclosed by post and rail fencing and a recently planted hedge. Whilst to the rear is a large area of parking with potential for further landscaping.

AGENT'S NOTE: the front photograph is a CGI, illustrating how the current parking area will be landscaped to provide a garden area and driveway finished with resin/gravel.

GENERAL INFORMATION

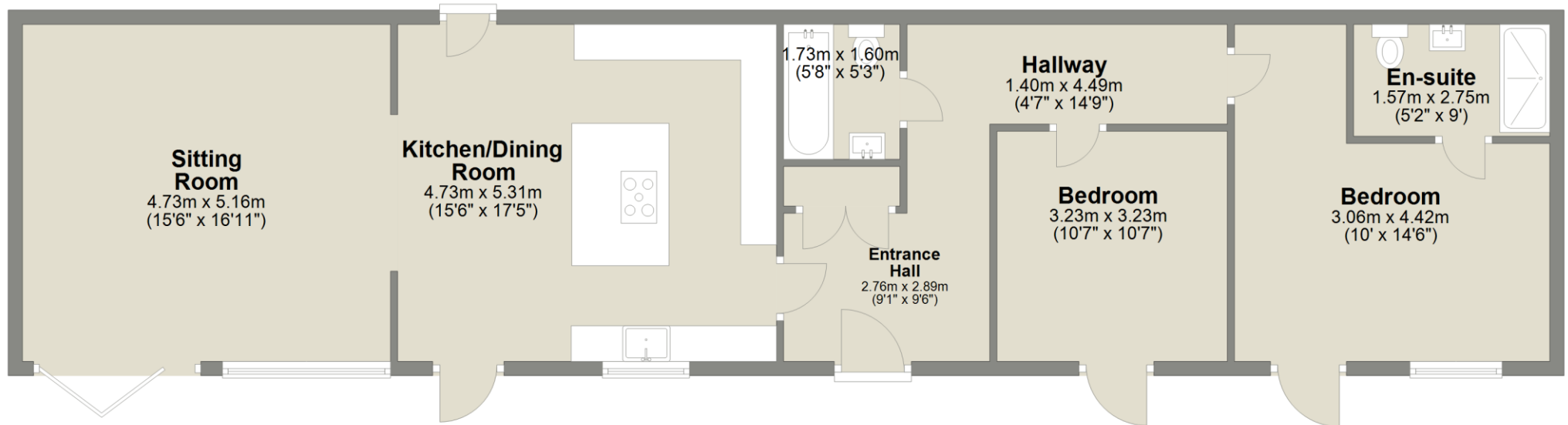
- Mains water, electricity and private drainage.
- Oil-fired. Underfloor heating throughout.
- Superfast broadband and mobile phone service available.
- EPC rating – C
- Council Tax – West Suffolk – to be confirmed
- What3words – [///weaned.punctual.insert](https://www.what3words.com/)

AGENT'S NOTE: The adjacent properties, **The Coach House** and **Nowton Lodge** are available by separate negotiation. The vendor has undertaken to remove the scaffolding from **Nowton Lodge** within twelve months – exact date to be agreed.



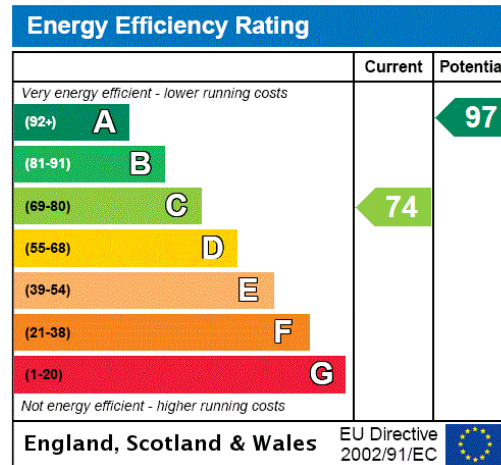
Ground Floor

Approx. 101.1 sq. metres (1088.2 sq. feet)



Total area: approx. 101.1 sq. metres (1088.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Bedfords | 01284 769 999
 bse@bedfords.co.uk
 15 Guildhall Street, Bury St. Edmunds
 Suffolk IP33 1QD

