



Gables Church Street, Wetherden

Stowmarket



Minors & Brady

## Gables Church Street

Wetherden, Stowmarket

This distinctive detached bungalow, built in 2021 and designed to reflect the character of its historic surroundings, offers high-quality single-storey living in the heart of the sought-after village of Wetherden. Presented in excellent condition throughout, the property combines modern efficiency with thoughtful design, including underfloor heating, an air source heat pump, wide hallways and doorways, and approximately six years remaining on the new build warranty.

Occupying a generous wrap-around plot with private gardens and driveway parking, this is a home ready to move straight into and enjoy from day one.



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- Distinctive detached bungalow built in 2021, designed to complement the character of its historic village surroundings
- Immaculately presented throughout, offering true turn-key accommodation
- Spacious sitting room with French doors opening directly onto the garden
- Triple-aspect kitchen/dining room featuring oak worktops, integrated appliances and French doors to the outside
- Two well-proportioned double bedrooms
- Contemporary bathroom/wet room with separate bath and walk-in shower area
- Air source heat pump and underfloor heating throughout with individual room thermostats
- Wide hallways, generous doorways and level access, ideal for those seeking accessible living
- Oak flooring and oak internal doors enhancing the high-quality finish throughout
- Private wrap-around low-maintenance garden with sandstone terrace and timber shed

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



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## Location

Located in the Suffolk village of Wetherden, Church Street enjoys a peaceful rural setting surrounded by open countryside. The village is home to a historic parish church and benefits from a strong sense of community, while nearby Stowmarket provides a comprehensive range of supermarkets, independent shops, cafés, restaurants, healthcare facilities, and leisure amenities. The area is well connected, with convenient access to the A14 and a mainline railway station in Stowmarket offering direct services to Ipswich, Norwich, and London Liverpool Street.

The surrounding countryside offers an abundance of walking routes and scenic landscapes, creating excellent opportunities to enjoy the outdoors. Combining village charm with accessibility to larger towns and transport links, Wetherden offers an attractive balance of rural living and everyday convenience.

## Church Street

Step inside through the welcoming entrance hall, where oak flooring flows throughout much of the accommodation and immediately highlights the quality of finish on offer. The layout has been carefully designed to maximise accessibility, with spacious hallways and level access creating a practical environment for a wide range of buyers.



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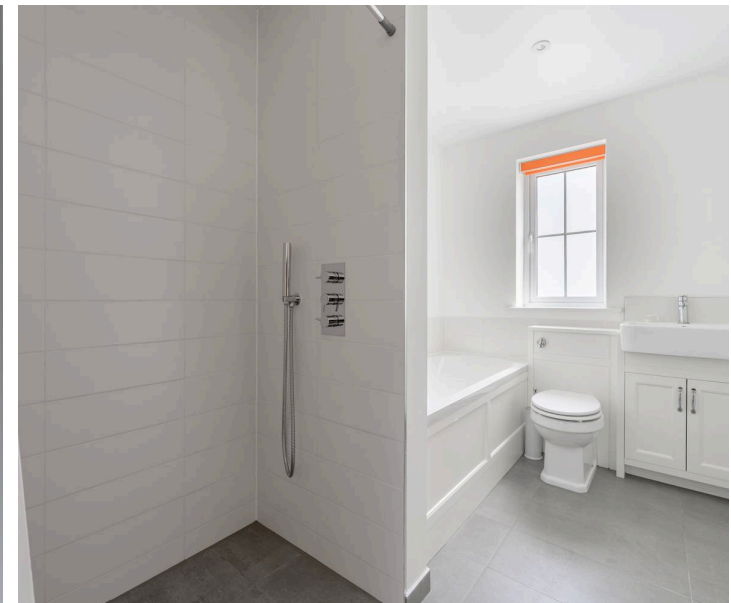
Wetherden, Stowmarket

At the heart of the home is a bright and spacious sitting room, offering ample room for both comfortable seating and a dining area if desired. Dual aspect windows and French doors draw in plenty of natural light while providing direct access to the garden, creating a seamless connection between indoor and outdoor living.

The kitchen/dining room is equally impressive, enjoying a triple aspect outlook and fitted with a stylish range of slate grey shaker-style units complemented by oak worktops. Integrated appliances include an electric oven, induction hob, dishwasher and washer/dryer, while there is additional space for a fridge/freezer and tumble dryer. French doors open directly onto the garden, making it easy to enjoy outdoor dining during the warmer months.

Both bedrooms are comfortable doubles, with the principal bedroom overlooking the rear garden and the second bedroom enjoying views towards the village church. Serving the bedrooms is a contemporary bathroom and wet room arrangement, thoughtfully designed with both a panelled bath and an easily accessible walk-in shower area featuring rainfall and handheld shower fittings.

A particularly useful addition is the generous walk-in storeroom, providing excellent everyday storage while also housing the pressurised water system and underfloor heating controls.



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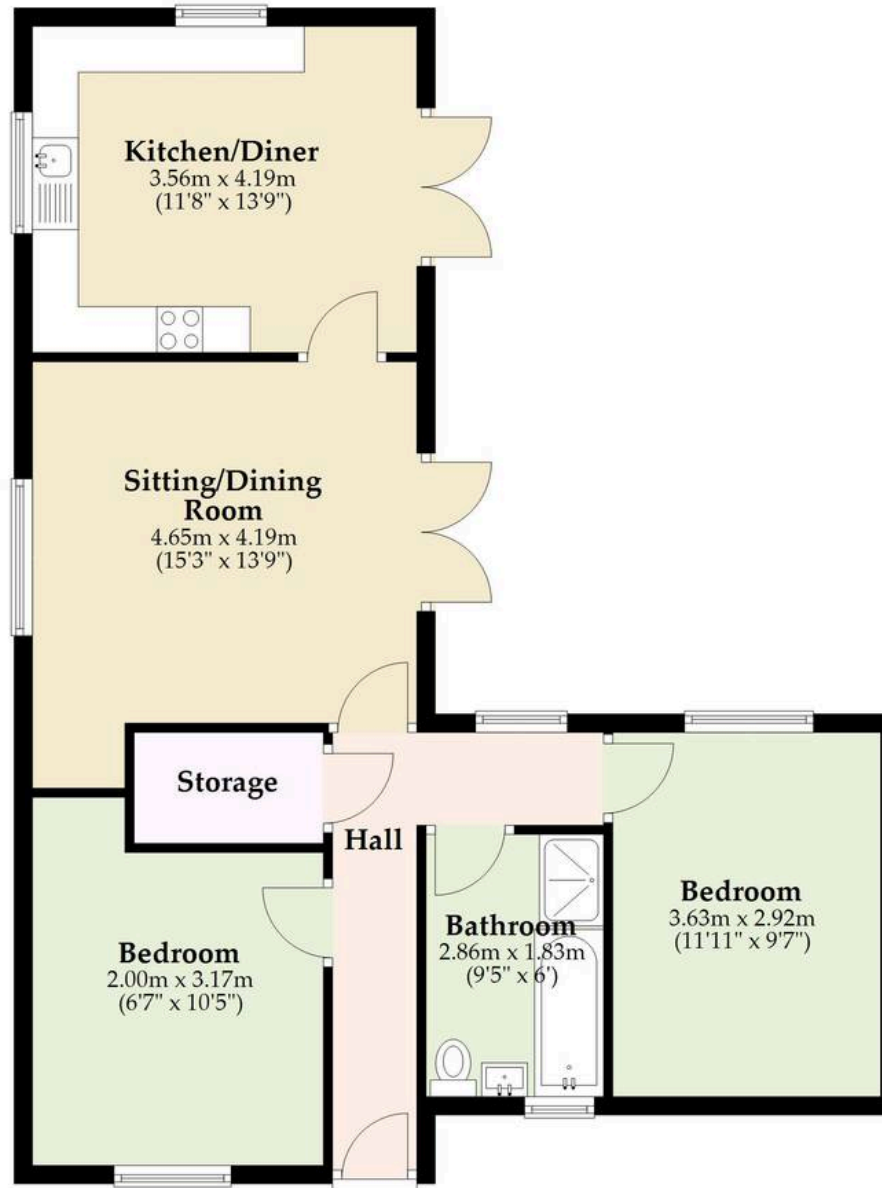
Outside, the property continues to impress. The garden wraps around the home and has been designed with low maintenance in mind, featuring shingled areas, sandstone pathways and a paved terrace ideal for outdoor seating. Enclosed by a combination of fencing, hedging and attractive boundary treatments, the space offers privacy while remaining easy to manage. A timber shed provides additional storage, and there is an outside water tap for convenience.

To the front, a cobble-block driveway provides off-road parking for at least two vehicles, while the attractive red brick exterior and traditional architectural styling ensure the property sits comfortably within this charming village setting.



## Ground Floor

Approx. 72.9 sq. metres (784.9 sq. feet)



Total area: approx. 72.9 sq. metres (784.9 sq. feet)

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

Plan produced using PlanUp.

# Dreaming of this home? Let's make it a reality



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