

9 Melford Road, Stowmarket

Minors & Brady

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Stowmarket

Beautifully presented throughout with a strong focus on modern family living, energy efficiency and effortless indoor-outdoor entertaining, this exceptional four-bedroom detached residence enjoys a private landscaped setting within easy reach of Stowmarket town centre. Occupying a desirable position, the property presents a rare opportunity to acquire a superbly upgraded home with impressive eco credentials and outstanding outdoor entertaining space. Designed for modern living and significantly enhanced by the current owners, the property benefits from solar panels, battery storage, an air source heat pump, EV charging and full fibre broadband, resulting in dramatically reduced running costs and a highly efficient lifestyle. A stunning kitchen-dining space opens onto a private, non-overlooked southwest-facing garden with raised decking, an outdoor bar and a versatile garden cabin, creating the perfect setting for both everyday family life and memorable entertaining.

Agents Note

This property will be sold freehold.

Air source heat pump.

Connected to mains water, electricity and drainage.

Boiler installed in 2025 and regularly serviced.

18 SEG solar panels with a 17kwh battery storage system and a 6.84kw solar generation capacity.

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- Exceptional four-bedroom detached residence occupying a desirable position close to Stowmarket town centre
- Eco-conscious specification including solar panels, battery storage, air source heat pump and EV charging point
- Beautifully upgraded and thoughtfully enhanced throughout with a high standard of presentation
- Contemporary Howdens kitchen and dining space finished with quartz worktops and integrated appliances
- Spacious and light-filled reception accommodation designed for modern family living and entertaining
- Bi-fold doors opening directly onto the garden, creating a seamless connection between inside and out
- Private, non-overlooked southwest-facing garden with attractive landscaped surrounds and ambient lighting
- Raised hardwood decking and bespoke outdoor bar providing superb space for al fresco dining and social occasions
- Versatile detached garden cabin with power, ideal as a home office, studio, gym or leisure space
- Generous block-paved driveway providing ample off-road parking alongside full fibre broadband connectivity throughout the home

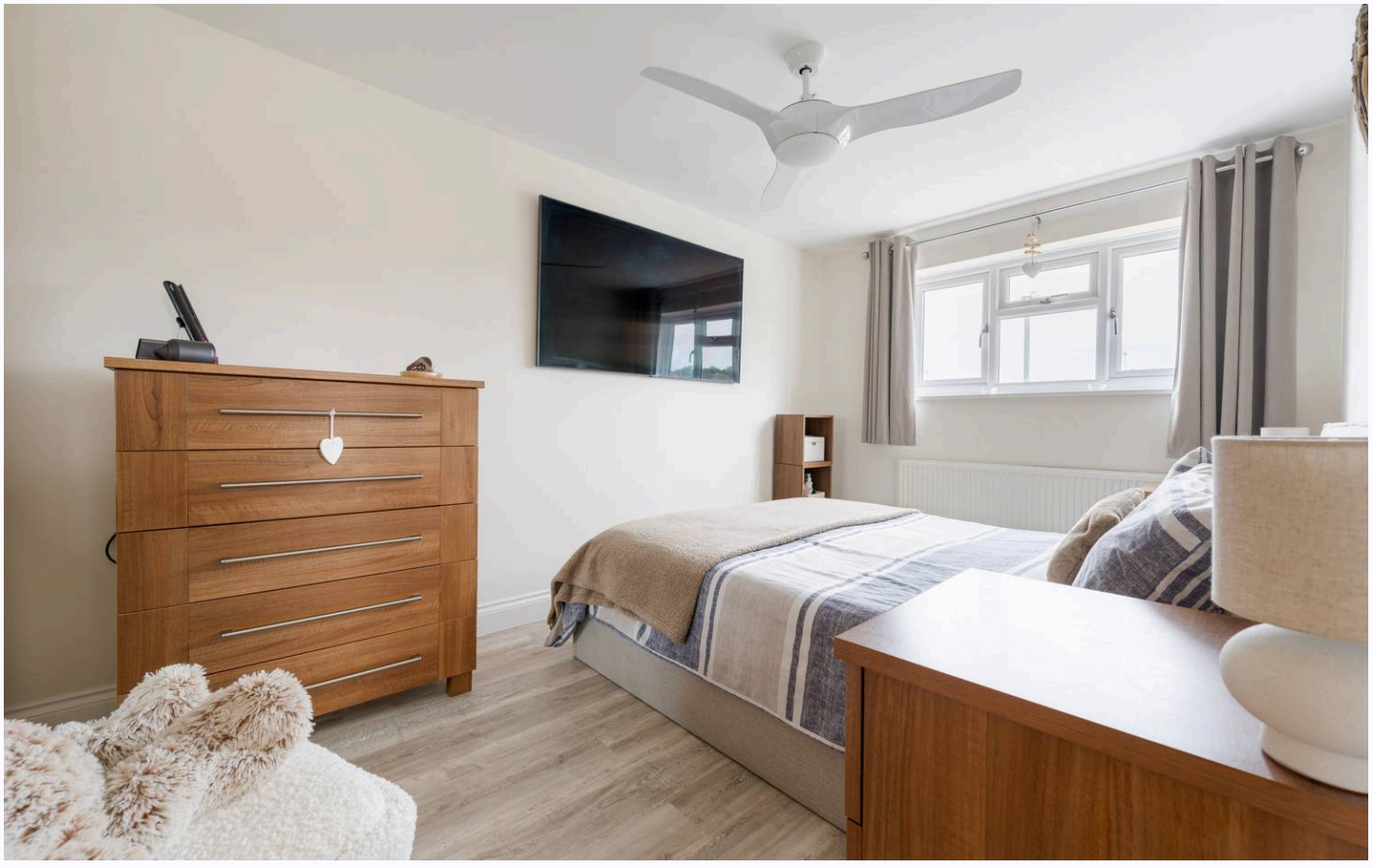
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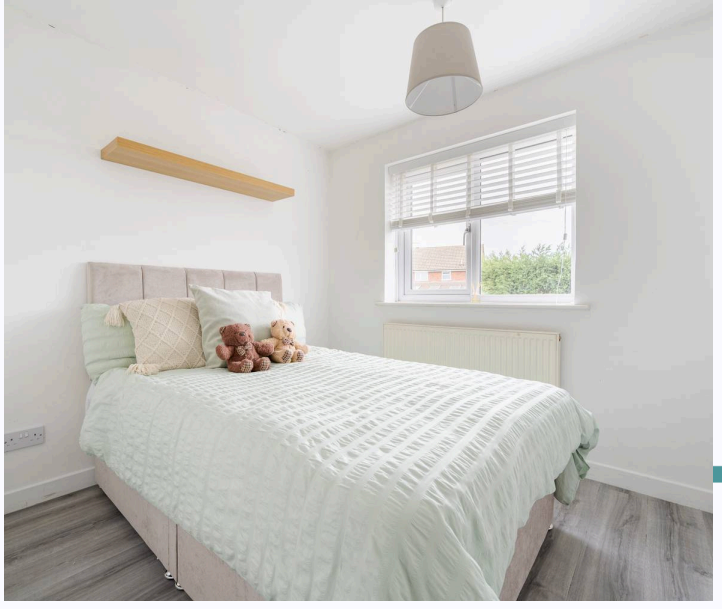












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Melford Road is situated within the popular Suffolk market town of Stowmarket, offering a convenient residential setting with easy access to a wide range of local amenities. The town is highly regarded for its excellent transport connections, strong community atmosphere, and convenient position between Ipswich and Bury St. Edmunds.

Residents benefit from a variety of shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within the town. Stowmarket's thriving centre provides an excellent range of everyday amenities, together with independent retailers, leisure facilities, and community services.

The area offers a range of recreational opportunities, with nearby parks, open green spaces, and countryside walks providing excellent opportunities for outdoor enjoyment. The surrounding Suffolk countryside further enhances the appeal of the location, offering attractive walking and cycling routes throughout the year.

Stowmarket enjoys excellent transport connections, with the railway station providing regular services to Ipswich, Norwich, Cambridge, and London Liverpool Street. Convenient access to the A14 provides routes to Bury St. Edmunds, Ipswich, Cambridge, and the wider East Anglian road network.

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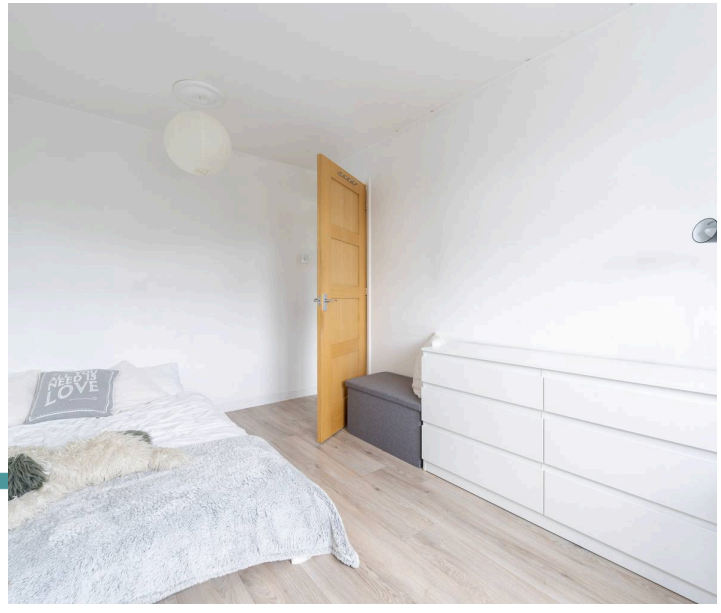
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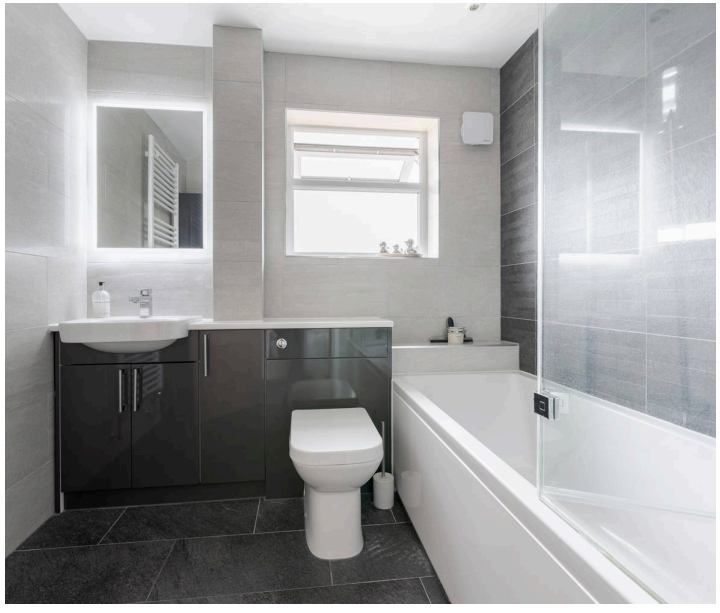
The property is approached via a substantial block-paved driveway providing parking for multiple vehicles, creating an attractive first impression while offering practicality for modern households. An EV charging point further enhances the home's forward-thinking design.

Stepping inside, a spacious and welcoming entrance hall immediately sets the tone for the quality found throughout. Finished with luxury vinyl tile flooring and presented to an excellent standard, the hallway provides access to the principal ground floor accommodation while creating a bright and inviting introduction to the home.

The main reception room is flooded with natural light thanks to an attractive bay window overlooking the front aspect. Generously proportioned and thoughtfully arranged, this living space offers a comfortable setting for everyday relaxation and family gatherings. Pre-installed AV trunking has been incorporated to accommodate modern entertainment systems, creating the perfect environment for movie nights, gaming or simply unwinding at the end of the day.













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Forming the heart of the home is the stunning contemporary kitchen and dining space. Meticulously designed and finished with a superb attention to detail, the Howdens kitchen features an extensive range of soft-close cabinetry complemented by premium quartz work surfaces and a stylish glass splashback. An excellent selection of integrated appliances ensures both practicality and sleek aesthetics, while the generous dining area provides ample space for family meals and social occasions. Attractive bi-fold doors with integrated blinds open directly onto the rear garden, allowing the indoor and outdoor spaces to flow effortlessly together and creating an ideal setting for entertaining throughout the warmer months.

The high standard of finish continues throughout the property, with oak hardwood internal doors enhanced by chrome ironmongery, upgraded skirting boards, concealed pipework and full double glazing. Every improvement has been carefully considered to create a stylish, efficient and low-maintenance home.

The first floor offers well-planned accommodation ideally suited to family living. A spacious landing provides access to four well-proportioned bedrooms and the family bathroom.

The principal bedroom is a generous and comfortable double room, offering ample space for bedroom furnishings while enjoying a pleasant outlook. A second spacious double bedroom provides equally impressive accommodation, making it ideal for family members or guests. Two further bedrooms offer excellent versatility, with one particularly suited for use as a nursery, dressing room, home office or hobby room depending on individual requirements. The flexibility of the layout ensures the property can readily adapt to changing family needs over time.

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Serving the bedrooms is a stylish contemporary family bathroom, finished to a modern standard and designed to provide both comfort and convenience for daily family life.

Further practical benefits are found above, where a professionally modernised loft space offers excellent additional storage. Fully insulated to current standards and thoughtfully finished with boarding, shelving and lighting, the space is easily accessed via a telescopic ladder, providing valuable storage capacity without sacrificing living accommodation.

Outside, the rear garden has been thoughtfully landscaped to create a superb extension of the living space. Enjoying a highly desirable southwest-facing orientation and a non-overlooked position, the garden offers excellent privacy and sunshine throughout much of the day. Designed with ease of maintenance in mind, the space features attractive Mediterranean-style white walls, high-quality artificial lawn and a natural slate patio, all contributing to its impressive presentation.

A standout feature is the raised Yellow Balau hardwood decking area, which provides a fantastic setting for outdoor entertaining. Complete with a dedicated outdoor bar area, it creates the perfect environment for hosting family gatherings, summer celebrations and relaxed evenings with friends. Integrated LED lighting throughout the garden enhances the atmosphere after dark, allowing the space to be enjoyed well into the evening.

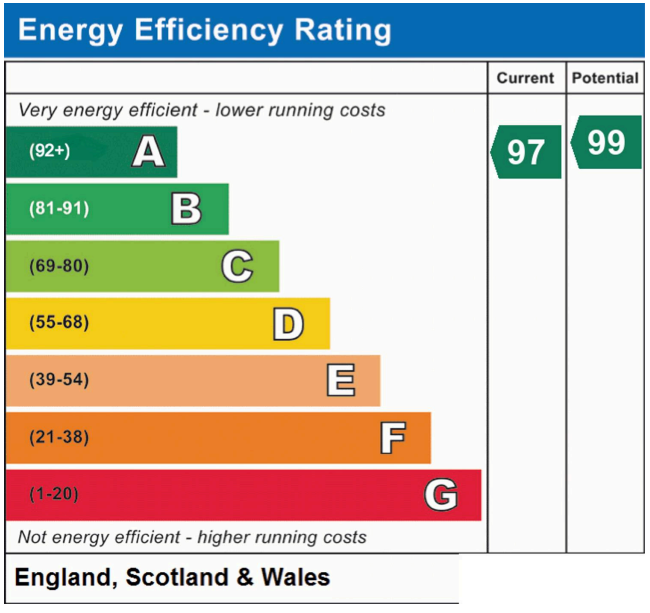
There is also ample room for buyers wishing to incorporate a hot tub or swimming pool, providing further potential to customise the outdoor space to suit their lifestyle.

Adding yet more versatility is the substantial detached log cabin, complete with power and lighting. Whether utilised as a home office, gym, studio, games room or garden retreat, it offers flexible accommodation that will appeal to a wide range of purchasers.

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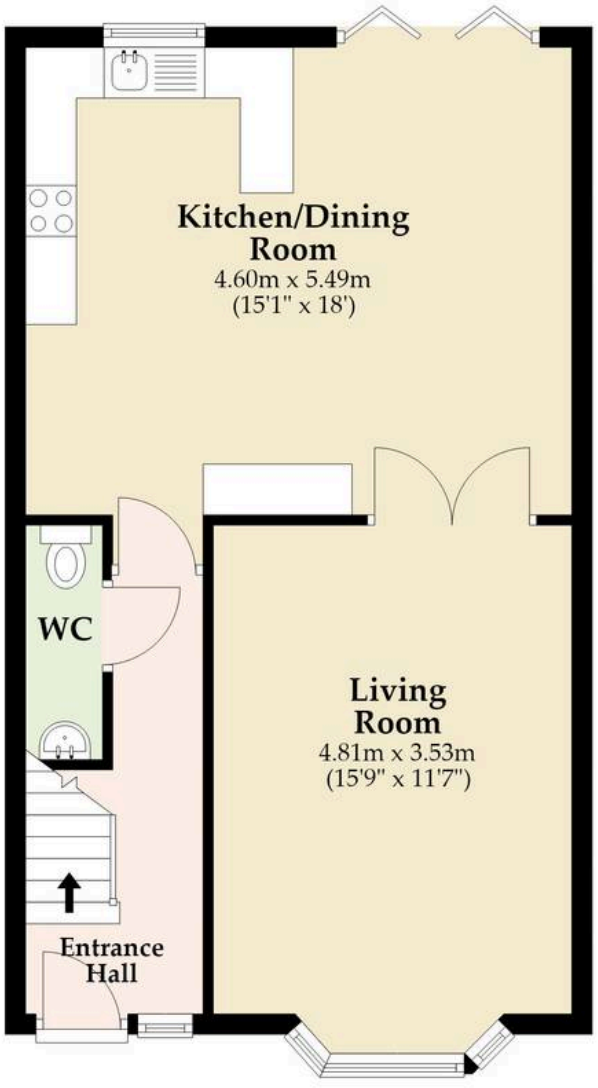






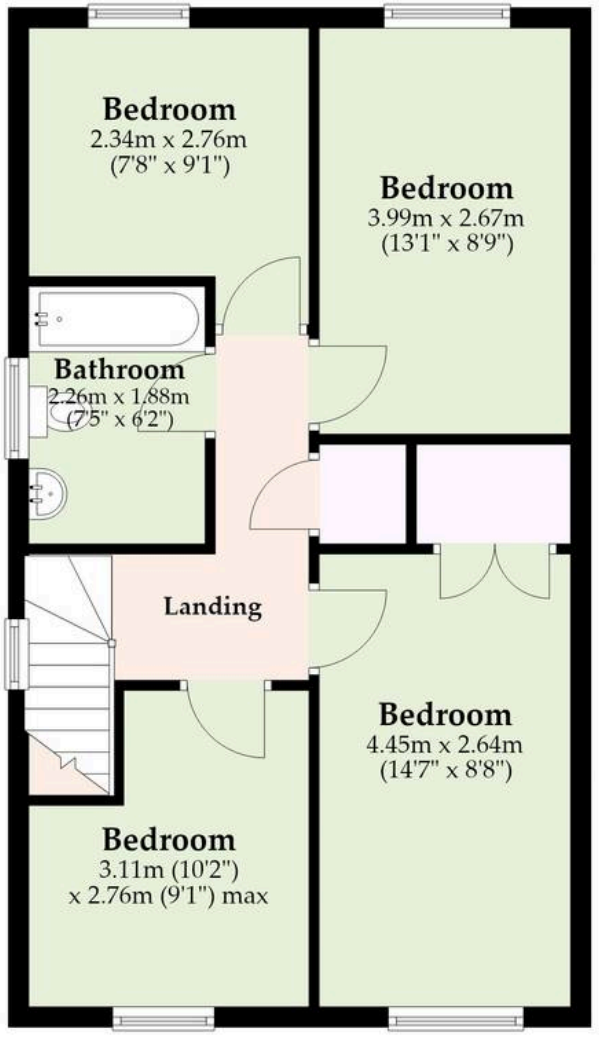
Ground Floor

Approx. 52.3 sq. metres (562.9 sq. feet)



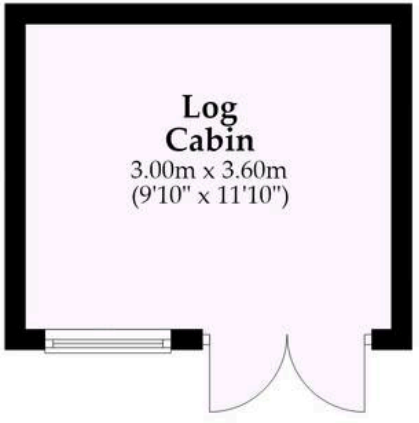
First Floor

Approx. 52.4 sq. metres (564.4 sq. feet)



Outbuilding

Approx. 10.8 sq. metres (116.4 sq. feet)



Total area: approx. 115.6 sq. metres (1243.8 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.

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Meet *Joe*
Property Lister



Meet *Claire*
Aftersales Team Leader

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