



Waltham House | 11 Unity Road | Stowmarket | IP14 1AS

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TOWN & VILLAGE
PROPERTIES

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Waltham House, 11 Unity Road, Stowmarket, Suffolk, IP14 1AS

“An imposing four bedroom detached family residence located in an enviable position with well-maintained generous grounds, two garages & off-road parking for multiple vehicles.”

Description

A spacious and characterful four double bedroom family residence situated in a tucked away location within the heart of Stowmarket, just a stone's throw from the town's wide range of amenities, as well as the railway station with its mainline link to London's Liverpool Street Station.

The property offers lots of potential for the incoming owner to put their own stamp and make their own. Other notable benefits include off-road parking, two garages and well-maintained, substantial private grounds.

The accommodation in more detail comprises:

Opening to:

Entrance Porch

Tiled flooring and front door to:

Reception Hall

Welcoming light and airy space with stairs rising to the first floor, tiled flooring, picture rail, cloak hanging space and doors to:

Cellar Approx 11'5 x 11'4 (3.5m x 3.4m)

With brick steps down to a spacious area ideal for a variety of uses and with hatch window to side.

Sitting Room Approx 16' x 12'2 (4.8m x 3.7m)

Magnificent room with bay window to front aspect, oak flooring, feature inset with open-fireplace on a tiled hearth with brick surround and wooden mantle over, picture rail and shelving.

Drawing Room Approx 16'1 x 11'8 (4.9m x 3.6m)

Bay window to front aspect, picture rail, decorative fireplace surround and built-in shelving.

Dining Room Approx 12'3 x 12' (3.7m x 3.6m)

Sash window to rear aspect, built-in storage cupboards, built-in dresser and tiled flooring.

Garden Room Approx 12' x 11'7 (3.06m x 3.5m)

Oak flooring, picture rails, double doors to rear opening onto the terrace, built-in shelving and feature decorative fireplace surround.

Kitchen Approx 14' x 9'9 (4.2m x 3.0m)

Accessed via steps down from the reception hall. Well-appointed recently refitted kitchen with a matching range of wall and base units with worktops over and inset with ceramic sink, drainer and chrome mixer tap. Integrated appliances include fridge/freezer, feature Range Master stove with five ring gas hob and extractor over. Space for washing machine and dishwasher, built-in wine storage, gas-fired Vaillant boiler, double aspect windows to either side and personnel door opening onto the terrace.

First Floor Landing

With access to loft, window to front aspect, fuse board and electric meters. Doors to:

Master Bedroom Approx 16' x 12'3 (4.8m x 3.7m)

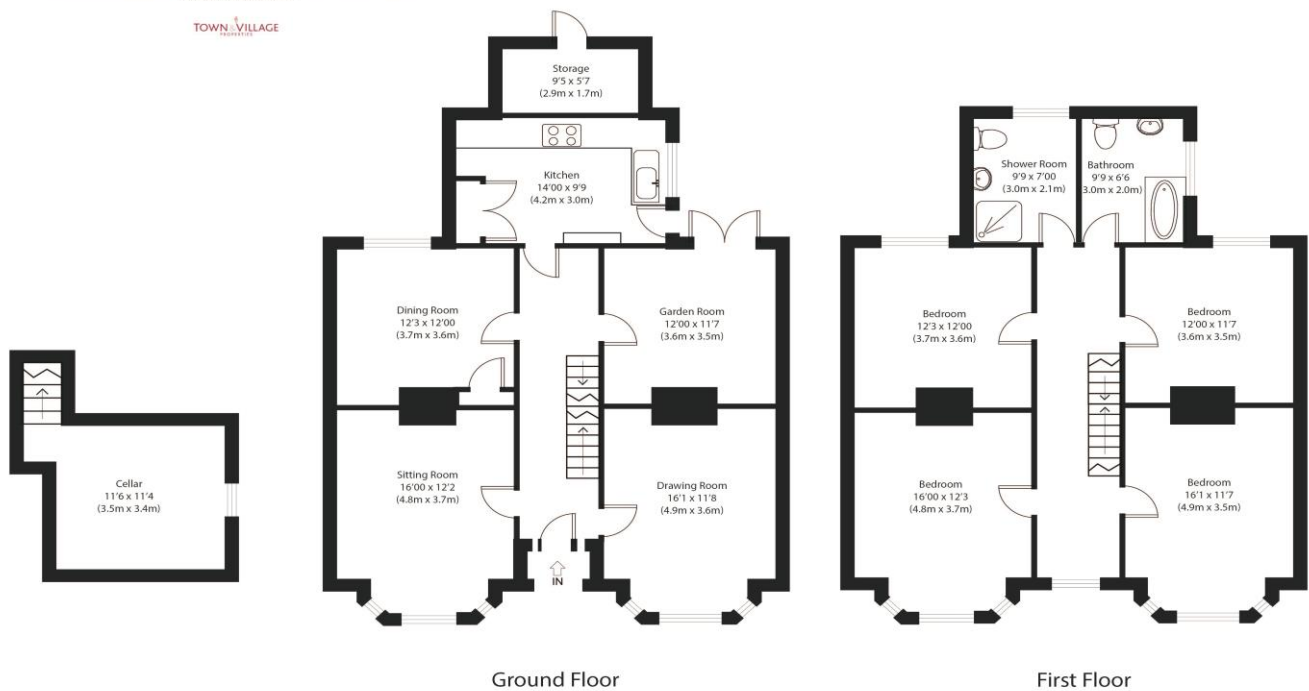
Double room with bay window to front aspect, picture rails, feature decorative fireplace with built-in wardrobe with additional storage above and oak flooring.



Approximate Gross Internal Area
2125 sq ft (197 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ejphoto.co.uk

TOWN VILLAGE



Bedroom Two Approx 16'1 x 11'7 (4.9m x 3.5m)

Double room with bay window to front aspect, picture rails, feature decorative fireplace and oak flooring.

Bedroom Three Approx 12'3 x 12' (3.7m x 3.6m)

Double room with window to rear aspect, picture rail, oak flooring and feature fireplace.

Bedroom Four Approx 12' x 11'7 (3.6m x 3.5m)

Double room with window to rear aspect, built-in wardrobe, picture rail, oak flooring and feature fireplace.

Shower Room

Well-appointed white suite comprising w.c, hand wash basin, generous shower cubicle, tiled walls, window to rear aspect and built-in airing cupboard housing hot water cylinder with slatted shelving.

Family Bathroom

White suite comprising w.c, hand wash basin, panel bath, frosted window to side aspect, tiled walls and access to loft.

Outside

The property is set well back from the road on a no through, private road and is accessed via a terracotta pathway leading up to the front door with pretty flower and shrub borders fronting the property. On the opposite side of the road are two garages, both predominately of timber construction, one of which boasting power and light, as well as an inspection pit. To the front of both garages is a private parking area giving off-road parking for multiple vehicles.

To the rear are established, private grounds, which are predominately lawned with a terrace abutting the rear of the property and incorporating a brick outbuilding and attached to the rear of the property and ideal for a variety of uses as well as a greenhouse and additional storage shed. Interspersed throughout the grounds are a variety of attractive and established specimen trees and boundaries are defined by a mixture of brick wall and panel fencing. The rest of the rear gardens are arranged with raised beds. A separate sun terrace

stands within the grounds as well as the terrace abutting the rear of the property. A side gate provides private access to the front of the property.

Local Authority

Mid-Suffolk District Council

Council Tax Band - E

Services

Mains water, drainage, electricity and gas. Gas-fired central heating.





Disclaimer

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Energy performance certificate (EPC)

11 Unity Road STOWMARKET IP14 1AS	Energy rating E	Valid until: 20 February 2032 Certificate number: 9836-3013-1202-2822-6204
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Property type	Detached house
Total floor area	177 square metres

Rules on letting this property

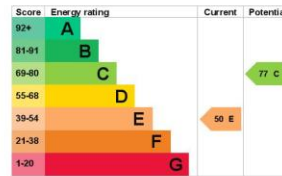
Properties can be let if they have an energy rating from A to E.

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 rating and score

This property's current energy rating is E. It has the potential to be C.

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



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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



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