



Lockington Walk, Stowmarket
IP14 1DD

£299,950 Freehold

MaxwellBrown

Independent Property Agents

A superbly presented detached 3 bedroomed house situated on a corner plot and set back behind a pleasant green in this popular residential location within walking distance of the town centre. The property has well presented accommodation comprising entrance porch & hall, lounge, dining room, kitchen and cloakroom to the ground floor with 3 good sized bedrooms and a luxury shower room to the first. Other benefits include gas central heating, double glazing, garage and good sized gardens.



Lockington Walk, Stowmarket IP14 1DD

Sealed unit double glazed sliding door to:

Entrance porch:

Sealed unit double glazed door and side panel to:

Entrance hall:

With stairs to first floor with cupboard under, radiator, porcelain tiled floor, storage cupboard, doors to:

Cloakroom:

Fitted with a white suite of low level WC, pedestal hand wash basin, porcelain tiled floor, sealed unit double glazed window to front.

Lounge:

Sealed unit double glazed picture window to front, recessed fireplace with floating oak bressummer beam, TV aerial point, coving, radiator. Open to:-

Dining Room:

Sealed unit double glazed French doors to rear, radiator, through to:-

Kitchen:

Fitted with a range of Wren units in white gloss with stone effect worktops, glass topped double bowl stainless steel sink unit with cupboards and space under, plumbing for automatic washing machine and dishwasher, worktops with cupboards, drawers and space under, eye level units, tiled splashbacks, porcelain tiled flooring, Sealed unit double glazed window to side overlooking green area and door to rear garden.

First floor landing:

With access to loft, sealed unit double glazed window to side, built-in storage cupboard and doors to.

Bedroom 1:

Fitted with double wardrobes with shelves and hanging space, radiator, coving, sealed unit double glazed window to front.

Bedroom 2:

With cupboard housing Ideal Logic combi boiler, coving, radiator, sealed unit double glazed window to rear.

Bedroom 3:

With radiator and sealed unit double glazed window to front.

Shower room:

Fitted with a luxury suite comprising white vanity units with inset wash basin, WC, with concealed cistern, shaver socket, cupboards, large walk-in shower with handheld and rain head attachments and glass screen, ceramic flooring, heated towel rail, LED lighting, Japanese slate effect tiles, sealed unit double glazed window to rear.

Outside:

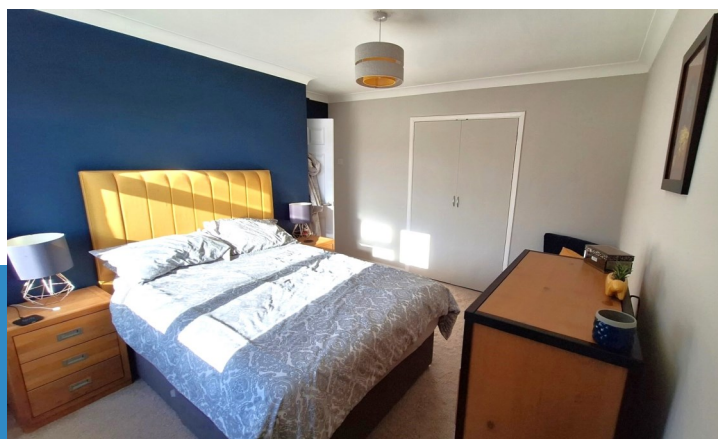
The house is situated on a good sized corner plot set well back from the road with a communal green to the front with mature trees.

The property itself has a good sized open planned front and side garden laid mainly to lawn. Side gate gives access to the good sized enclosed rear garden with paved patio area and sleeper step to lawn with shrub borders. To the top corner of the garden there is a raised decking area. Personal door gives access to the single garage with up and over door to communal parking area.

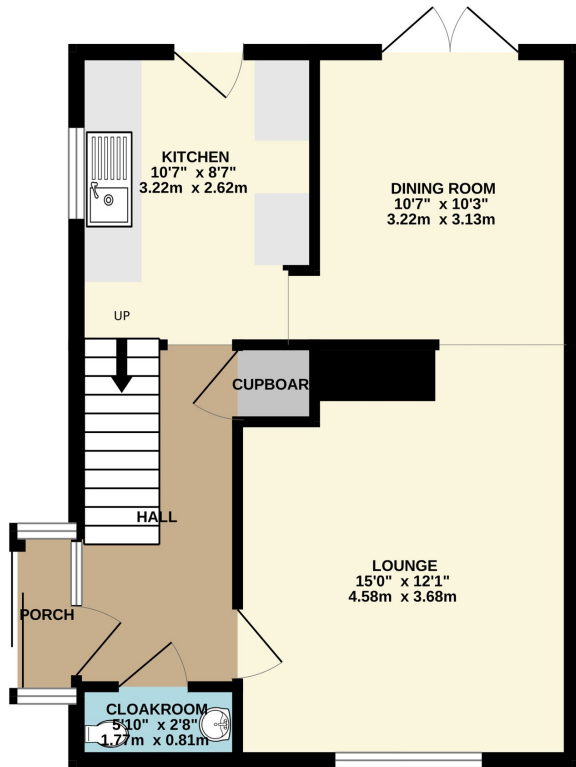
Services:

We understand that all main services are connected to the property.

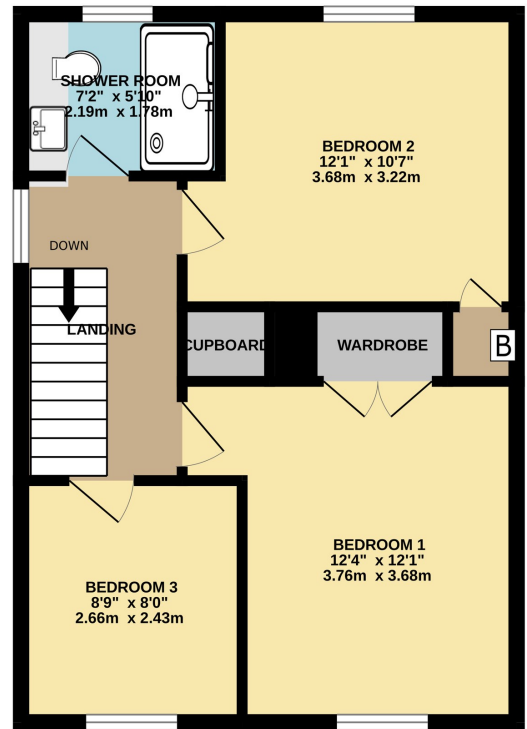
Council Tax Band: C



GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 sq.m.) approx.

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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.

