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# I Sassoon Crescent, Stowmarket, Suffolk, IPI4 IWA

*“A superb opportunity to acquire this three bedroom semi-detached house with enclosed rear garden, off-road parking & within easy reach of the town & everyday amenities.”*

## Description

A three bedroom semi-detached house situated to the outskirts of Stowmarket town offering easy access to the town and A14.

Notable features include the addition of a conservatory, two off-road parking spaces and proportionate gardens.

## About the Area

Stowmarket is a popular market town located in the heart of Suffolk and offers a good selection of shops, amenities and facilities. There is a mainline rail station in Stowmarket offering a service to London's Liverpool Street Station with an approximate journey time of 80 minutes and ideal access onto the A14 linking to Bury St Edmunds approximately 13 miles and on up to Cambridge and the Midlands. Whilst in the other direction the A14 leads to Ipswich, approximately 14 miles.

## The accommodation in brief comprises:

Part-glazed front door to:

### Entrance Hall

Stairs rising to the first floor, cloaks cupboard also housing fuse board, tiled flooring and doors to:

### Cloakroom

White suite comprising w.c, pedestal hand wash basin, tiled splash back and tiled flooring.

### Kitchen/Breakfast Room **Approx 16'11 x 9'11 (5.16m x 3.02m)**

Fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl stainless steel sink, drainer and chrome mixer tap. Integrated appliances include Zanussi four ring gas hob with electric oven under and extractor over, integrated washer/dryer, dishwasher and fridge/freezer. Window to front and side aspect, spotlights and tiled flooring.

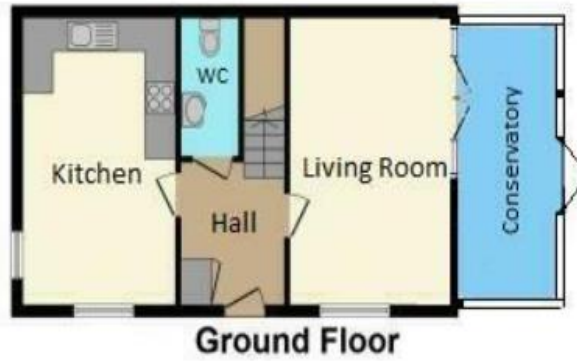
### Living Room **Approx 16'8 x 9'11 (5.08m x 3.02m)**

Window to front aspect and French doors with glazed side panels to:

### Conservatory **Approx 15'11 x 8'11 (4.85m x 2.72m)**

Glazed on two sides with French doors opening to rear garden.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

### First Floor Landing

Access to loft and door to:

### Bedroom Approx 12'4 x 10'2 (3.76m x 3.10m)

Double room with window to front and side aspect and door to:

### En-Suite Shower Room

White suite comprising shower cubicle, pedestal hand wash basin with tiled splash back, w.c and laminate flooring.

### Bedroom Approx 9'11 x 9'5 (3.02m x 2.87m)

Double room with window to front and side aspect.

### Bedroom Approx 10' x 7' (3.05m x 2.13m)

Window to side aspect.

### Family Bathroom

White suite comprising panelled bath with shower screen, hand wash basin, w.c, tiled walls, tiled flooring, heated towel ladder and frosted window to front aspect.

### Outside

To the front of the property a private drive provides off-road parking for two vehicles with the remainder of the front garden predominately laid to lawn and planted with low hedging. A side gate provides access into rear garden which is laid to artificial grass and enclosed by brick walls and panel fencing.

### Local Authority

Mid Suffolk District Council

### Council Tax Band – C

### Services

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



## Disclaimer

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## Energy performance certificate (EPC)

1, Sassoan Crescent  
STOVMARKET  
IP14 1WA

Energy rating  
**B**

Valid until: 22 June 2027

Certificate number: 0259-3827-7766-9523-2425

Property type: Semi-detached house  
Total floor area: 86 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 energy rating is B. It has the potential to be A.

[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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