



**46 Thurlow Court
Stowmarket, Suffolk**

**DAVID
Burr**

46 Thurlow Court, Stowmarket, Suffolk, IP14 1HZ

Stowmarket is a popular market town located in the heart of Suffolk conveniently located for the A14 which provides excellent links to Ipswich (via the A12), Bury St Edmunds and Cambridge. The town has a variety of shopping facilities, restaurants and bars as well as leisure facilities at Mid Suffolk Leisure Centre and Stowmarket Golf Club. The town supports doctor's surgeries and schooling of all ages from pre-school through to sixth form. The Museum of East Anglian Life provides a wonderful insight into East Anglian life and is the largest independent museum in Suffolk. There is a mainline rail link to London Liverpool Street (approximately 90 mins).

A three-bedroom end of terrace house occupying a cul-de-sac location and positioned only a short distance from the centre of this historic market and all of its amenities available. This delightful property enjoys generous accommodation to both floors with the ground floor having an open plan sitting/dining area with kitchen leading off, and a cloakroom. To the first floor are three bedrooms and a bathroom. The property is further enhanced by an attached garage and off street parking. No onward chain.

A three-bedroom end of terrace house in a convenient location within this historic market town having off street parking and garage. No onward chain.

Entrance door opening through to:

RECEPTION HALL: With door opening to sitting room and further door to cloakroom.

CLOAKROOM: Frosted window to front. W.C. and wall mounted wash hand basin with mixer tap.

SITTING ROOM: 15'3 x 15'2 (4.6m x 4.6m). Being of an excellent size and offering front aspect. Fireplace with surround creating the main focal point of the room. Stairs rising to the first floor with understairs cupboard. Large opening through to the designated dining room.

DINING ROOM: 8'5 x 7'3 (2.5m x 2.2m). Having sliding doors to the rear garden. Door opening to kitchen.

KITCHEN: 8'3 x 7'4 (2.5m x 2.2m). Fitted with an extensive range of matching wall and base units under work preparation surfaces that incorporate a stainless-steel sink unit with single drainer and mixer tap,

electric oven and hob with extractor hood over. Space for fridge freezer and washing machine.

First floor

LANDING: Having access to loft. Built-in cupboard. Doors to;

BEDROOM 1: 13'5 x 8'8 (4.1m x 2.6m). Having rear aspect and built-in wardrobes.

BEDROOM 2: 10'5 x 8' (3.2m x 2.4m). Again, a similar size to bedroom 1 and having front aspect. Built-in wardrobes.

BEDROOM 3: 8'7 x 6'2 (2.6m x 1.8m). Offering rear aspect.

BATHROOM: 6'9 x 6'3 (2.7m x 1.9m). Having frosted window to front. Low level W.C., pedestal wash hand basin, panelled bath having mixer tap with shower attachment over. Part tiled surround.

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Outside

The property is approached by a red brick paved pathway which gives access to the front and driveway to the side providing off road parking and **GARAGE** with up and over door, door to side leading to rear garden and power and light connected. The front and rear gardens are designed with low maintenance in mind. The rear garden has a terrace area immediately abutting the property and the remainder of the rear garden has flowering borders.

SERVICES: Mains water, drainage and electricity are connected. Gas radiator heating. **NOTE:** None of these services have been tested by the agent.

AGENTS NOTE: The gas boiler and hob are inspected annually.

LOCAL AUTHORITY: Mid Suffolk District Council. Band C

EPC RATING: D

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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