



Spencer Way  
Stowmarket IP14 1UB  
£325,000 Freehold

**MaxwellBrown**

Independent Property Agents

Situated on the popular Chilton Hall development to the west of Stowmarket town centre this well presented detached house, offers spacious family accommodation including, hall, downstairs cloakroom, large lounge, separate dining room, fitted kitchen, 4 bedrooms, ensuite to bedroom 1 and bathroom. The property also features gas central heating, double glazing, garage and off road parking and large private gardens. Viewing highly recommended.



### Recessed porch with part-glazed door to:

#### Entrance hall:

With grey oak effect Karndean LVT flooring, stairs to first floor with cupboard under, coving, smoke detector, door to:

#### Cloakroom:

Fitted with a white suite of low level WC and pedestal wash basin, radiator, grey oak effect Karndean LVT flooring, sealed unit double glazed window to front.

#### Lounge:

With radiator, coving, TV aerial socket, large square bay window to front.

#### Kitchen:

Fitted with a range of oak effect fronted units with stone effect worktops comprising 1 1/2 bowl inset single drainer sink unit with cupboards and space under, plumbing for automatic dishwasher, worktops with cupboards, drawers and shelves under, Ariston gas hob and extractor hood, tall cupboard housing New World oven and grill, eye level units, tiled splashbacks, vinyl flooring, Valiant combination gas fired boiler supplying hot water and central heating (new in Nov 2021) radiator, sealed unit double glazed window and door to rear, door to:

#### Dining room:

With coving, radiator and sealed unit double glazed sliding patio doors to rear.

#### First floor landing:

Access to loft, sealed unit double glazed window to side, doors to:

#### Bathroom:

Fitted with a white suite of low level WC, pedestal wash and panelled bath with Mira shower over and screen, tile effect vinyl flooring, tiled splashbacks, large built-in store cupboard, radiator, sealed unit double glazed window to front.

#### Bedroom 1:

With a large bay window to front, radiator, TV aerial socket, door to:

#### Ensuite:

Fitted with a cream suite of low level WC, pedestal wash basin, shower cubicle with glass door housing Mira shower, fully tiled walls, tile effect vinyl flooring, radiator.

#### Bedroom 2:

Sealed unit double glazed window to rear, radiator, TV aerial socket.

#### Bedroom 3:

Sealed unit double glazed window to rear, radiator, TV aerial socket.

#### Bedroom 4:

Sealed unit double glazed window to rear, radiator.

#### Outside:

The front garden is open planned, laid with slate chippings, Tarmac drive giving car parking space and access to garage with power, light and up and over door to front, window to side and personal door to side eaves storage space.

The rear garden offers a surprising degree of privacy and is of good size laid mainly to lawn and mature shrub borders, shingle and paved patio areas, side access with gate to front.

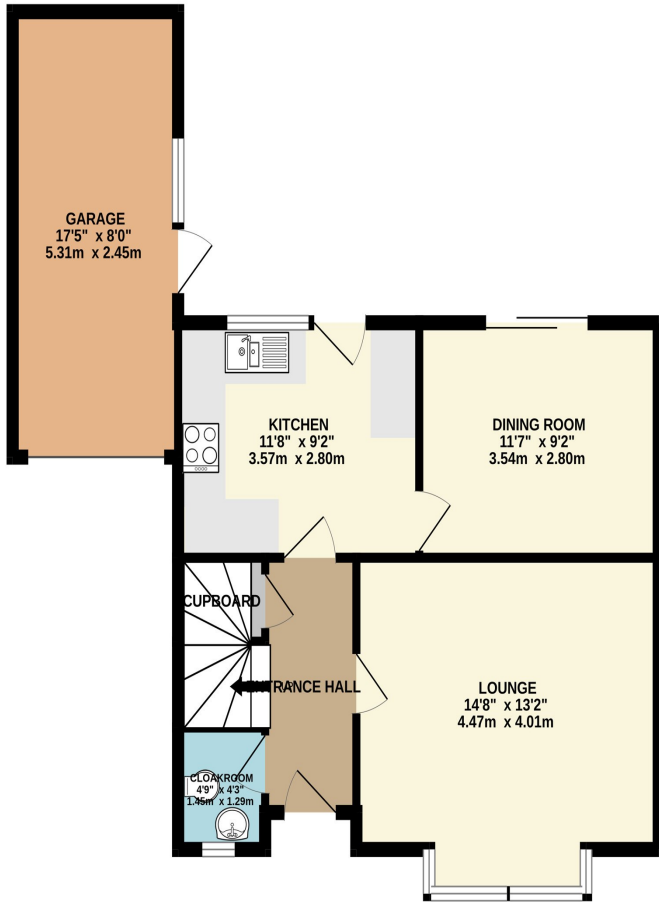
#### Services:

It is understood from the vendors that all main services are connected to the property.

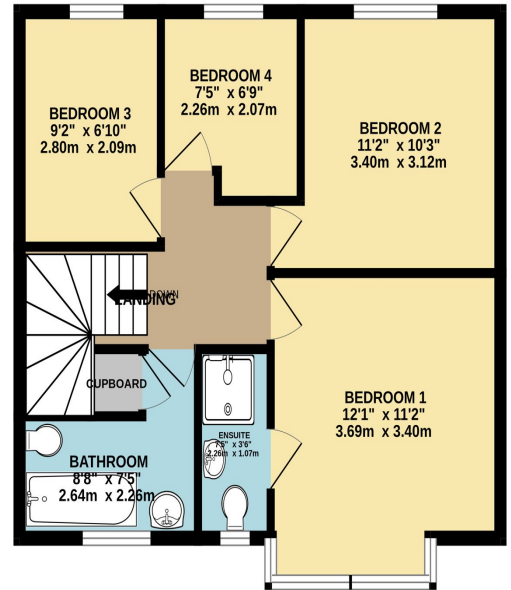
Council Tax Band: D, payable to Mid Suffolk District Council.



GROUND FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



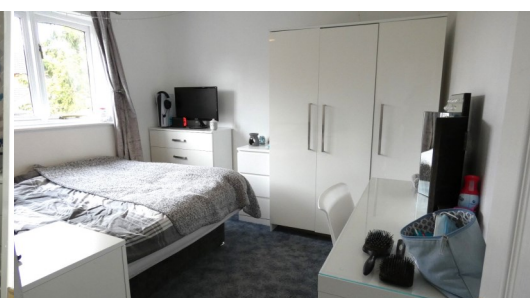
1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 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)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.

