



33 Aldis Avenue | Stowmarket | Suffolk | IP14 2DJ

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PROPERTIES

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# 33 Aldis Avenue, Stowmarket, Suffolk, IP14 2DJ

*“A superb opportunity to acquire this well-presented, three bedroom, semi-detached house offering generous, well-maintained gardens & off-road parking.”*

## Description

Conveniently situated on the outskirts of Stowmarket and just a stone's throw from the ever-popular Combs Ford is this spacious and well-presented, three bedroom, semi-detached house occupying a delightful position towards the end of a tucked away cul-de-sac.

Notable benefits include off-road parking as well as extensive, well-maintained rear 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 more detail comprises:

Front door to:

### Porch

With windows on three sides and further door to:

### Entrance Hall

A welcoming, light and airy space with stairs rising to the first floor, cloak hanging space, door to understairs cupboard, door to kitchen and doors to:

### Cloakroom

White suite comprising w.c, hand wash basin with tiled splash back and extractor.

### Sitting/Dining Room

**Dining Area** Approx 11'8 x 11'2 (3.5m x 3.42m)

**Sitting Area** Approx 12'6 x 11'8 (3.82m x 3.55m)

Extensive open-plan space with window to front aspect, feature inset with log-effect gas stove with wooden mantel over and sliding door to:

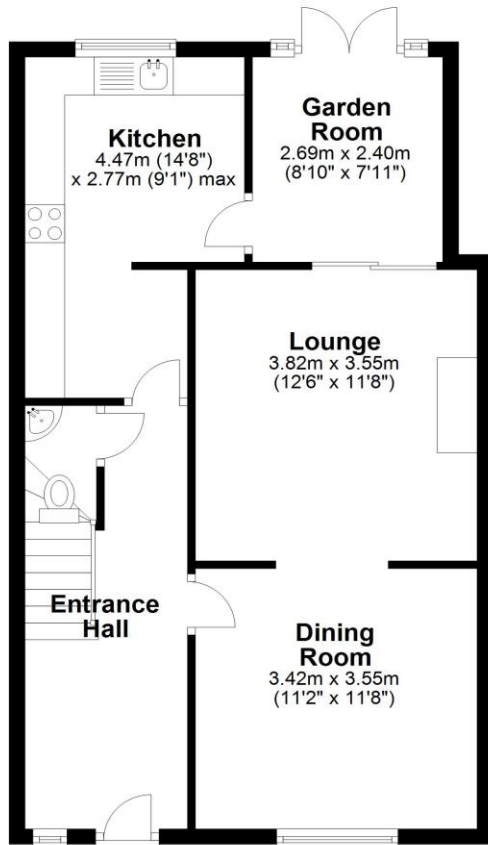
**Garden Room** Approx 8'10 x 7'11 (2.69m x 2.40m)

Part of a more recent addition to the property courtesy of the current owners and benefiting from French doors to the rear opening onto the terrace as well as two windows to the rear aspect. Door to:



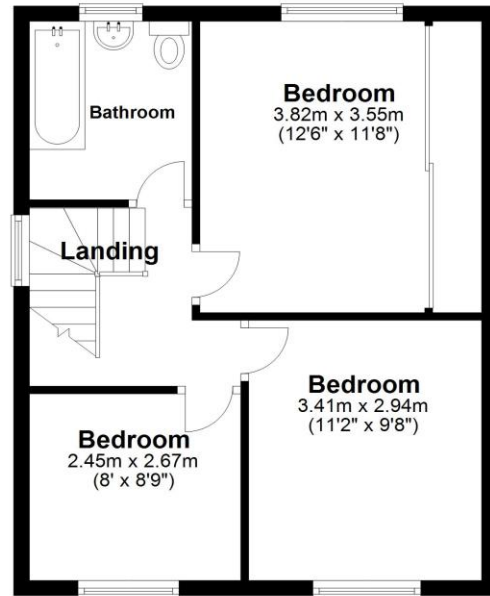
## Ground Floor

Approx. 56.5 sq. metres (608.4 sq. feet)



## First Floor

Approx. 41.8 sq. metres (450.1 sq. feet)



Total area: approx. 98.3 sq. metres (1058.5 sq. feet)

### **Kitchen Approx 14'8 x 9'1 max (4.47m x 2.77m)**

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 extractor, space for cooker, washing machine, dishwasher and fridge/freezer, tiled flooring, window to rear aspect, skylight and spotlights.

### **First Floor Landing**

Window to side aspect, access to loft and doors to:

### **Master Bedroom Approx 12'6 x 11'8 (3.82m x 3.55m)**

Double room with window to rear aspect and extensive built-in wardrobes.

### **Bedroom Two Approx 11'2 x 9'8 (3.41m x 2.94m)**

Double room with window to front aspect.

### **Bedroom Three Approx 8'9 x 8' (2.67m x 2.45m)**

Window to front aspect.

### **Family Bathroom**

White suite comprising w.c., hand wash basin, panelled bath with shower attachment, partly tiled walls, frosted window to rear aspect and extractor.

### **Outside**

The property is located towards the end of a tucked away cul-de-dac and is accessed over a private drive providing

ample off-road parking. To the rear are generous and particularly well-maintained rear gardens with boundaries defined by panel fencing for the most part and the grounds are interspersed with established flower and shrub borders as well as delightful specimen trees. Incorporated within the plot is a timber storage shed as well as a sun terrace. A paved terrace abuts the rear of the property.

### **Local Authority**

Mid Suffolk District Council

### **Council Tax Band – C**

### **Services**

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



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**Energy performance certificate (EPC)**

33 Aids Avenue  
STOVMARKET  
IP14 2DJ

Energy rating  
**D**

Valid until: 25 February 2034  
Certificate number: 6920-2128-0028-6008-1443

Property type	Semi-detached house
Total floor area	98 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](http://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<http://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

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

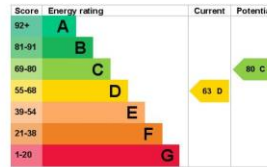
[See how to improve this property's energy efficiency.](#)

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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