



Farriers Road, Stowmarket  
IP14 2NS

£350,000 Freehold

**MaxwellBrown**

Independent Property Agents

Benefitting from no onward chain, a detached house, which is situated on a corner plot towards the end of a cul-de-sac. Accommodation includes entrance hallway, ground floor cloakroom, sitting room, dining room and kitchen to the ground floor, with four bedrooms, master en-suite and family bathroom to the first floor. Other benefits include a single garage and driveway, gas central heating and double glazing.



**Front door to:**

**Entrance Hall:**

Sealed unit double glazed bay window to side aspect, coved ceiling, staircase to first floor with recess under, radiator, doors off to main reception rooms:

**Cloakroom:**

Fitted with a suite comprising low level flushing WC and wash hand basin, radiator and sealed unit double glazed window to front.

**Sitting Room:**

Sealed unit double glazed bay window to front, further sealed unit double glazed window to side providing a view of a small wooded area, coved ceiling, mock fireplace with electric fire, 2 radiators.

**Dining Room:**

Sealed unit double glazed bay window to side aspect, sealed unit double glazed sliding patio doors to rear garden, radiator, coved ceiling, laminate flooring, door to kitchen:

**Kitchen:**

Fitted with a range of Shaker style base and wall units with wood effect worktops and tiled splash backs, inset acrylic sink unit with mixer tap, space with plumbing for automatic washing machine, space with plumbing for slim dishwasher, space for oven with extractor hood over, space for upright fridge/freezer. Sealed unit double glazed window to side aspect, door leading to rear garden.

**First Floor Galleried Landing:**

Airing cupboard housing gas fired boiler supplying domestic hot water and central heating system and doors to:

**Bedroom 1:**

Sealed unit double glazed window to rear, radiator, built-in wardrobe, coving to ceiling, door to:

**En-suite:**

Fitted with a suite comprising walk-in shower cubicle, low level flushing WC and wash hand basin, sealed unit double glazed window to side, radiator, heated towel rail.

**Bedroom 2:**

Sealed unit double glazed window to front, coving to ceiling, radiator.

**Bedroom 3:**

Sealed unit double glazed window to side, coving to ceiling, radiator.

**Bedroom 4:**

Sealed unit double glazed window to side, coving to ceiling, radiator.

**Bathroom:**

Part tiled and fitted with a white suite comprising panelled p-shape bath with shower over, low level flushing WC and vanity wash hand basin. Sealed unit double glazed window to side, coving to ceiling, heated towel rail and radiator, cupboard housing hot water tank.

**Outside:**

The driveway to the side of the property leads to a detached single garage with up and over door, power and light connected, allowing parking for 2 cars on the driveway. To the front and side of the property there is a small lawn and shingled area. Side gate access into the enclosed, rear garden which has a patio area, paving, tucked away bin store, lawn and flower beds, looking out into mature trees to the side.

**Services:**

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

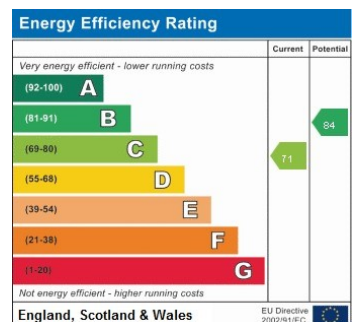
Council Tax Band D: payable to Mid Suffolk District Council

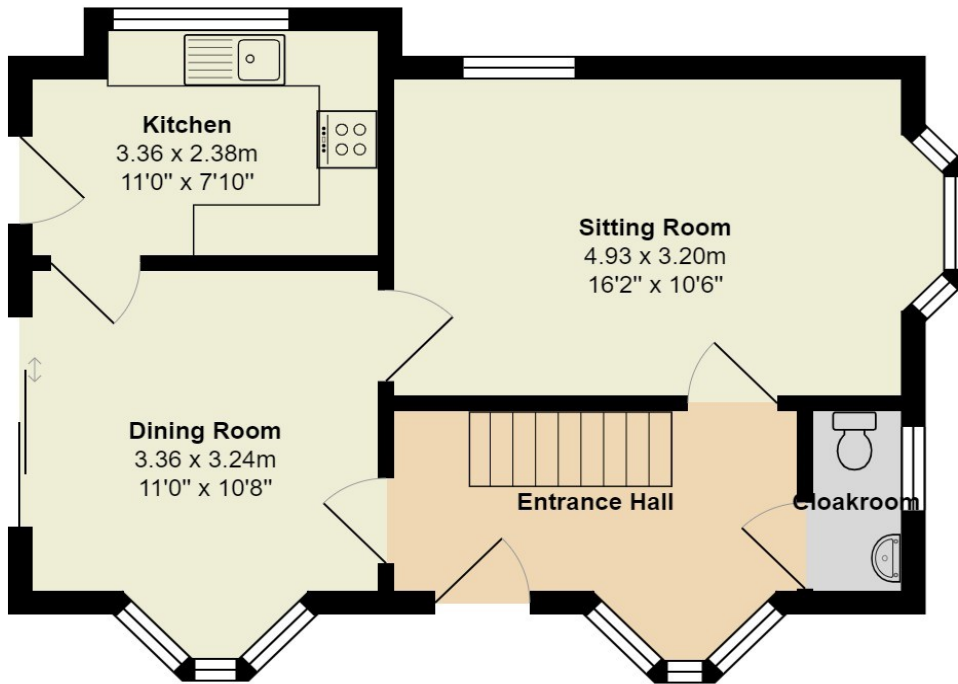
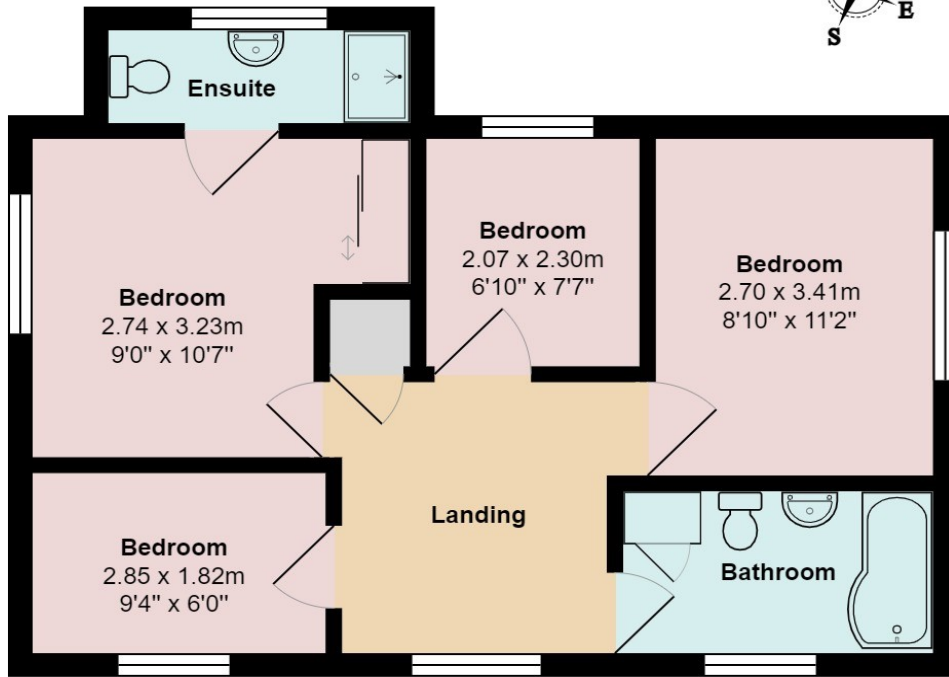
**Broadband Speeds according to Ofcom:**

Standard download 14 Mbps

Superfast download 67 Mbps

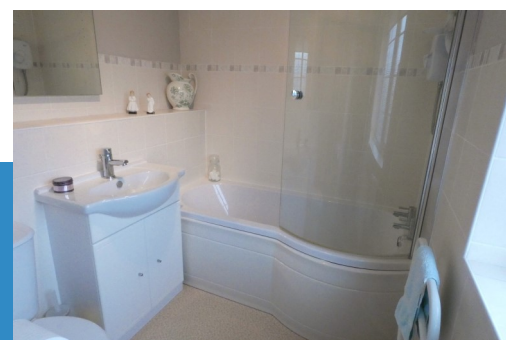
Ultrafast download 1100 Mbps





Total Area: 96.0 m<sup>2</sup> ... 1033 ft<sup>2</sup>

All measurements are approximate and for display purposes only





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,

