



Chilton Way, Stowmarket
IP14 1SZ

£259,995 Freehold

MaxwellBrown

Independent Property Agents

Located on the popular Chilton Hall development, this well presented semi-detached house is positioned close to the leisure centre, High School and local amenities, within one mile of Stowmarket town centre and train station. Accommodation includes entrance hall, well fitted Kitchen/diner, living room, cloakroom, 3 good sized bedrooms, family bathroom. Other benefits include gas central heating, UPVC double glazing, parking for 2 cars, open planned front and private enclosed rear garden.



Sealed Unit Double-glazed door with Canopy porch to:

Entrance Hall: Oak effect laminate floor, door to:

Cloak Room: White low level WC, pedestal wash basin, oak effect laminate floor, sealed unit double glazed window to front.

Kitchen/Dining Room: Fitted with cream units and stone effect worktops, inset stainless steel 1.5 bowl sink unit with mixer tap, cupboards and drawers under, eye level units, Hotpoint cooker with gas hob and extractor hood over, space for dishwasher, splashbacks, oak effect laminate flooring, space and plumbing for automatic washing machine, space for fridge/freezer, wall mounted Potterton gas fired boiler supplying hot water and central heating, sealed unit double glazed window and radiator.

Lounge: Oak effect laminate flooring, media wall, cupboards & shelves to one wall, radiator, French doors to rear garden, sealed unit double glazed window to rear.

First Floor Landing: With loft access hatch, storage cupboard, smoke alarm, radiator.

Bathroom: White suite comprising, panelled bath with mixer tap & shower over, pedestal wash basin with mixer tap, low level flushing WC, extractor fan, radiator.

Bedroom 1: Radiator, TV point, sealed unit double glazed window to rear, built-in wardrobe.

Bedroom 2: Radiator, sealed unit double glazed window to front.

Bedroom 3: Radiator, TV point, sealed unit double glazed window to rear.

Outside: 40ft rear garden laid to lawn with a paved patio and path, gate to 2 parking spaces shingle & block paved. Side access gate to road front.

Services.

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

Council Tax Band C. Mid Suffolk district Council

Broadband Availability:

Standard: 13 Mbps download

Superfast: 80 Mbps download

Ultrafast: 1100 Mbps download

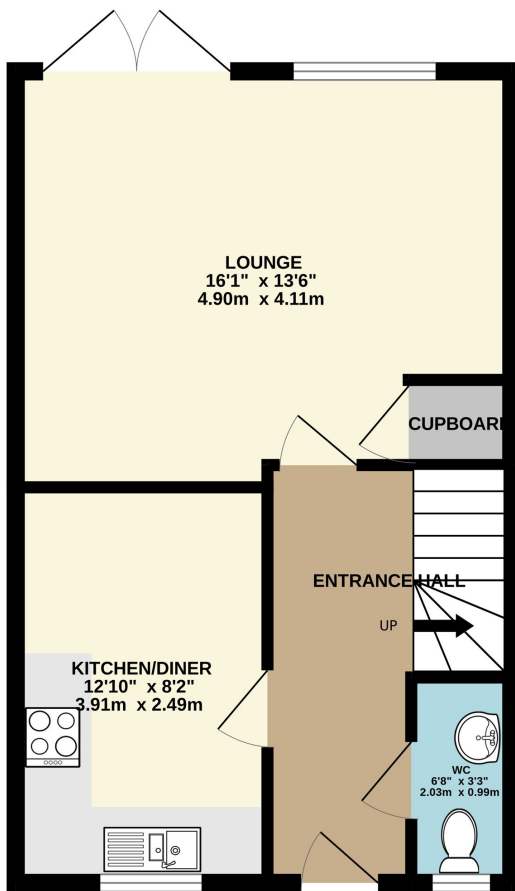
Networks available: Openreach & Trooli

Details obtained from Ofcom

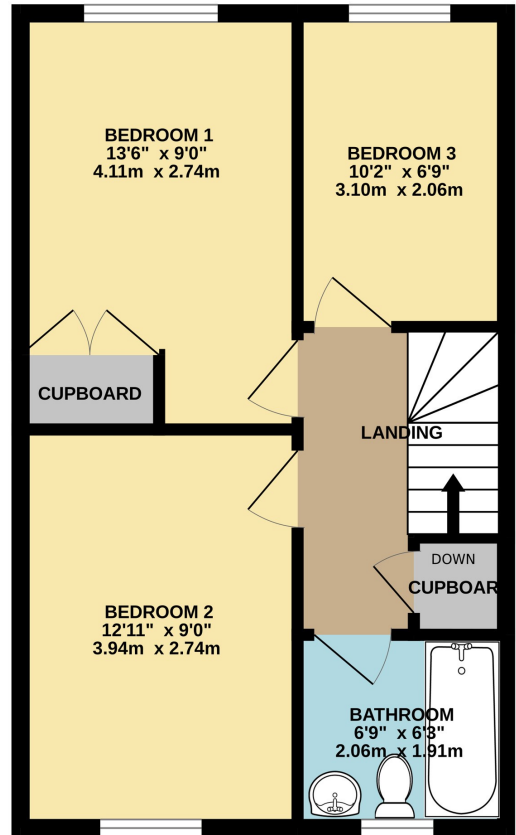
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.

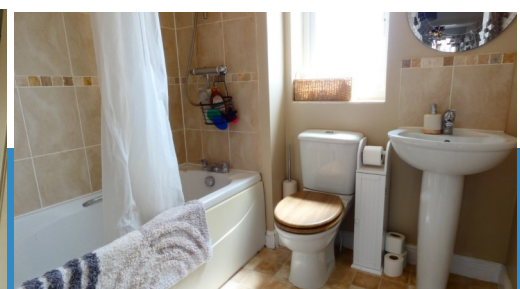
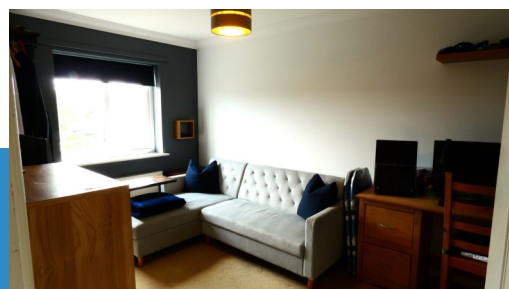


1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 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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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.

