

Key Features

Three generously sized bedrooms | Private and enclosed rear garden | Garage with additional off-road parking | Energy-efficient solar panels reducing utility costs | Link-detached family home

This charming and well-presented three-bedroom link-detached house offers spacious and versatile living accommodation, perfect for families.

The property includes a comfortable lounge, a separate dining area, and a well-appointed kitchen. The master bedroom boasts an ensuite shower room, while two further bedrooms and a modern family bathroom complete the first-floor accommodation. Externally, the property features a garage and driveway providing off-road parking, along with an enclosed rear garden, ideal for outdoor entertaining and relaxation.

The property benefits from a highly efficient 6KWh solar panel system, installed in 2022. The system comes with a 25-year life expectancy and includes a solar diverter that intelligently redirects excess energy to heat the hot water, helping to further reduce energy bills.

This property also benefits from many additional features including smart radiator thermostats, USB points on most power sockets & new carpet (2022) throughout, excluding bedroom 2 & 3 included in the sale price.



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**Entrance Hall** The property welcomes you through a part-glazed front door into a bright and airy entrance hall. The space is equipped with a radiator for warmth, an under-stairs storage cupboard, and attractive ceramic tiled flooring that extends throughout the ground floor, adding a touch of practicality and style. Downstairs Cloakroom Conveniently located on the ground floor, the cloakroom is fitted with a modern low-level WC and a pedestal wash hand basin complete with a sleek mixer tap. The room also benefits from spotlights, an extractor fan, part-tiled walls for easy maintenance, a radiator, and ceramic tiled flooring to match the hallway.

**Living Room (15' 6" x 11' 7" / 4.72m x 3.53m)** The generously proportioned living room is bathed in natural light from windows on both the front and side aspects. This inviting space is perfect for relaxation, with a TV point for entertainment, a radiator for warmth, and soft carpeted flooring that adds a cosy feel.

**Dining Room (12' 7" x 7' 8" / 3.84m x 2.34m)** Situated next to the living room, the dining area is spacious and ideal for family meals or entertaining guests. French doors open out onto the rear garden, allowing easy access to the outdoor space. The dining room also features a radiator and stylish ceramic tiled flooring, providing a seamless flow into:

**Kitchen (8' 4" x 7' 4" / 2.54m x 2.24m)** The well-equipped kitchen offers a front-facing window and is fitted with an array of wall and base units, providing ample storage space. A rolled edge work surface complements the stainless steel sink with mixer tap and drainer. The kitchen is fully equipped with integrated appliances, including a fridge freezer, dishwasher, electric oven, and induction hob with extractor fan overhead. Additionally, there is space for a washing machine. The kitchen is finished with spotlights and ceramic tiled flooring, adding both practicality and a contemporary touch.

**First Floor Landing** Carpeted stairs lead up to the first-floor landing, which provides access to the loft space, ideal for additional storage. There is also an airing cupboard and carpeted flooring throughout.

**Bedroom One (8' 8" extending to 11' 1" x 10' 6" / 2.64m extending to 3.38m x 3.20m)** The master bedroom is a comfortable and spacious room with windows to both the front and side, ensuring plenty of natural light. It features a built-in wardrobe for ample storage, a radiator, and carpeted flooring for added comfort. En-Suite The modern ensuite is fitted with a sleek shower cubicle, a low-level WC, and a pedestal wash hand basin with a mixer tap. It also includes an extractor fan, part-tiled walls for easy maintenance, a radiator, and ceramic tiled flooring.

**Bedroom Two (11' x 8' 7" / 3.35m x 2.62m)** The second bedroom is another spacious and bright room, featuring a large window to the front aspect. It includes a built-in wardrobe, a radiator, and carpeted flooring, making it a welcoming and comfortable space.

**Bedroom Three (9' 5" x 6' 5" / 2.87m x 1.96m)** The third bedroom is perfect for use as a single bedroom, nursery, or home office. It includes a window to the side aspect, a radiator, and carpeted flooring.

**Family Bathroom** The family bathroom is designed with a frosted window for privacy, a panelled bath with a shower spray attachment and a screen, a pedestal wash basin with a mixer tap, and a low-level WC. The walls are part-tiled for a clean, modern finish, and the room is completed with ceramic tiled flooring.

**Outside Rear Garden** The fully enclosed rear garden is a perfect space for outdoor activities and entertaining. It is surrounded by walls and fencing, providing both privacy and security. The garden features a combination of lawn and patio areas, ideal for both relaxing and dining al fresco. There is also a side access gate, along with an exterior light and tap for added convenience.

**Garage** The property includes a single garage with an up-and-over door, as well as power and lighting. A personnel door leads to the rear garden. There is a type 2 car charger fitted internally of the garage. The garage is complemented by off-street parking at the front, providing ample space for vehicles.





**Agents Notes**

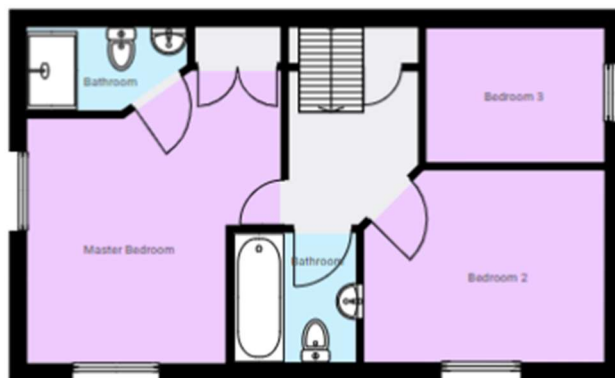
On the other side of the road there is a Marks and Spencer's coming (subject to planning) which will make it very convenient for the meal deals...

**Stowmarket** is a thriving market town in the heart of Suffolk, offering a perfect blend of modern convenience and traditional charm. With a range of local amenities, including high street shops, supermarkets, cafes, and restaurants, the town caters to a variety of needs. Stowmarket is well-connected by road and rail, with its mainline station providing direct train links to London Liverpool Street, Ipswich, and Norwich, making it a popular choice for commuters. The town also offers excellent educational facilities, leisure options, and green spaces such as the beautiful nearby Museum of East Anglian Life. With its growing community, vibrant town centre, and convenient transport links, Stowmarket is an attractive option for families, professionals, and retirees looking to enjoy life in a well-serviced and picturesque part of Suffolk.

Council Tax Band C Annual Cost £1877.00



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

