



ipswich & suffolk



The Becketts, Stowmarket, IP14 1TZ

Guide Price £260,000 Freehold

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# The Becketts, Stowmarket, IP14 1TZ

## INTRODUCTION

CHAIN FREE - Situated on the modern Chilton Hall Development in Stowmarket, convenient to the town centre and train station, lies this nicely presented three bedroom semi-detached house. The property benefits from double glazing, gas central heating, driveway providing off-road parking, garage, and fully enclosed rear garden. The accommodation is well proportioned and briefly comprises entrance lobby, cloakroom, 21ft sitting and dining room, fitted kitchen, first floor landing, three bedrooms, and family bathroom. Early viewing is highly advised.

Stowmarket is a market town situated on the A14 trunk road between Bury St Edmunds and Ipswich and is on the main railway line between London Liverpool Street and Norwich. The town lies on the River Gipping which is joined by its tributary, the River Rat, to the South of the town and boasts a wide range of amenities including Stowmarket High School, a church, leisure centre, health centre and is home to the Museum of East Anglian Life.



## SHELTERED ENTRANCE

Double glazed door to entrance lobby.

## ENTRANCE LOBBY

Door to cloakroom and sitting and dining room.

## SITTING & DINING ROOM

17' 7" narrowing to 9' 5" x 21' 4" (5.36m x 6.5m) Double glazed shallow bay window to front, two radiators, dado rail, television and broadband points, stairs with spindle railed banister rising to first floor, double doors to kitchen, double glazed French Doors opening to garden.



## KITCHEN

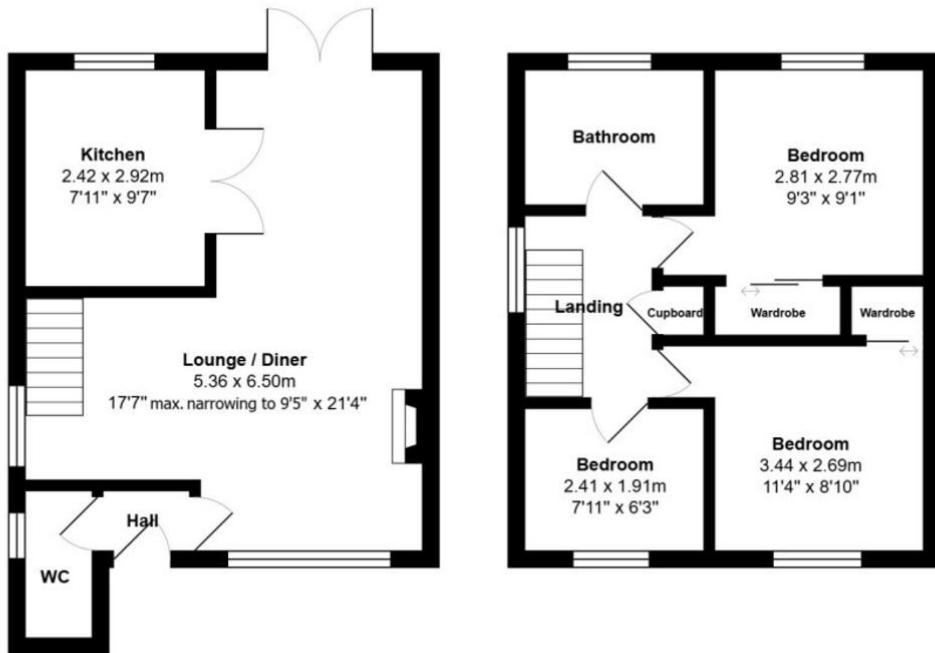
7' 11" x 9' 7" approx. (2.41m x 2.92m) Double glazed window to side, a range of wood effect base and eye level fitted cupboard and drawer units, wall mounted gas fired boiler, rolled edge work surface, built-in electric oven, inset electric hob with extractor over, space for fridge freezer, under counter space for washing machine, tiled splash back, wood effect flooring.



## CLOAKROOM

Obscure double glazed window to side, radiator, low level WC, mounted hand wash basin, tiled splash back, wood effect flooring.

## STAIRS RISING TO FIRST FLOOR



## LANDING

Double glazed window to side, built-in cupboard, loft access, doors to.

## BEDROOM ONE

11' 4" x 8' 10" approx. (3.45m x 2.69m) Double glazed window to front, radiator, built-in wardrobe.

## BEDROOM TWO

9' 3" x 9' 1" approx. (2.82m x 2.77m) Double glazed window to rear, radiator, built-in wardrobe.

## BEDROOM THREE

7' 11" x 6' 3" approx. (2.41m x 1.91m) Double glazed window to front, radiator.

## BATHROOM

Obscure double glazed window to rear, radiator, panel bath with mixer tap and shower attachment, pedestal hand wash basin, low level WC, tiled splash backs, wood effect flooring, extractor fan.

## OUTSIDE

The frontage consists of an area laid to mature lawn and slate chip bed with a brick paved side driveway providing off-road parking and access to a detached garage. Gated pedestrian access to the rear reveals an enclosed established garden, mainly laid to mature lawn with Easterly facing outlook, a pathway leads to a personal door accessing the garage. There is an external tap, the picket fencing surrounding the patio will be removed.

## DETACHED GARAGE

8' 1" x 17' 6" approx. (2.46m x 5.33m) Up and over entry door, window to rear, personal door to garden, pitched roof, mains power and lighting.

## MID SUFFOLK COUNCIL

Tax band C - £2,065.98 PA (2025-2026).

## NEAREST SCHOOLS (.GOV ONLINE)

Wood Ley primary and Stowmarket secondary.

## DIRECTIONS

Leaving Stowmarket town centre, follow Union St W to Gipping Way/A1308, turn left onto Gipping Way/A1308, go through 1 roundabout, take Chilton Way to The Becketts, the destination is on the right.

## BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase. The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

[www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro](http://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro)

## DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to

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### Energy performance certificate (EPC)

The Becketts STOWMARKET IP14 1TZ	Energy rating <b>C</b>	Valid until: <b>30 March 2033</b>
Certificate number: <b>8137-2527-2200-0831-5202</b>		

Property type  
Semi-detached house

Total floor area  
71 square metres



**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

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