



Offers In Excess Of £230,000  
21 Purcell Road, Stowmarket, Suffolk, IP14 1TW

Bucks Property Agents are pleased to offer for sale this outstanding TWO BEDROOM SEMI DETACHED BUNGALOW, situated on the popular Chilton Hall Development. The property occupies a corner plot position and boasts sealed unit double glazing, gas radiator central heating, NEWLY FITTED KITCHEN, OFF ROAD PARKING and GARAGE. Stowmarket itself offers many amenities including shops, post office, cinema, public houses and main line rail to London Liverpool Street. It also offers fast road links to larger town such as Bury St Edmunds and Ipswich.

The agents recommend an internal inspection at the earliest opportunity to appreciate this exceptional accommodation on offer.

**The accommodation on offer is as follows:**

**ENTRANCE HALL:**

With radiator, two single fitted storage cupboards, further single fitted meter cupboard and loft access.

**WC:**

With window to the front, laminate style flooring, low level WC, pedestal sink, tiled splashbacks and radiator.

**SITTING ROOM:**

With two radiators, TV & telephone point, patio doors leading to a conservatory and further door leading to the kitchen.

**KITCHEN:**

With recently fitted kitchen offering a range of high & low level units, space for fridge freezer, sink with drainer, wooden style work surfaces, matching splashbacks, tiled splashbacks and flooring, newly fitted gas boiler housed in a cupboard, providing domestic hot water and central heating, radiator, window to the rear, gas hob, electric eye level oven and space for dishwasher.

**CONSERVATORY:**

This runs the entire length of the bungalow and affords radiator, sliding door to the outside and plumbing for washing machine.

**BEDROOM 1:**

With radiator, window to the side and telephone point.

**BEDROOM 2:**

With radiator, window to the side and telephone point.

**SHOWER ROOM:**

With shower in double cubicle, pedestal sink, ceramic tiled flooring, fully tiled walls, radiator, window to the front and low level WC.

**OUTSIDE:**

The main gardens are to the left hand side of the property. The garden incorporates a large York stone patio with two lawned areas and a further patio area, fenced & walled and double gates providing access to one parking space. There is a single garage with an electric roller door, window to the rear, power & light connected and personal door to the rear. There are further lawns, shrub borders and hedging to the side and front of the property.

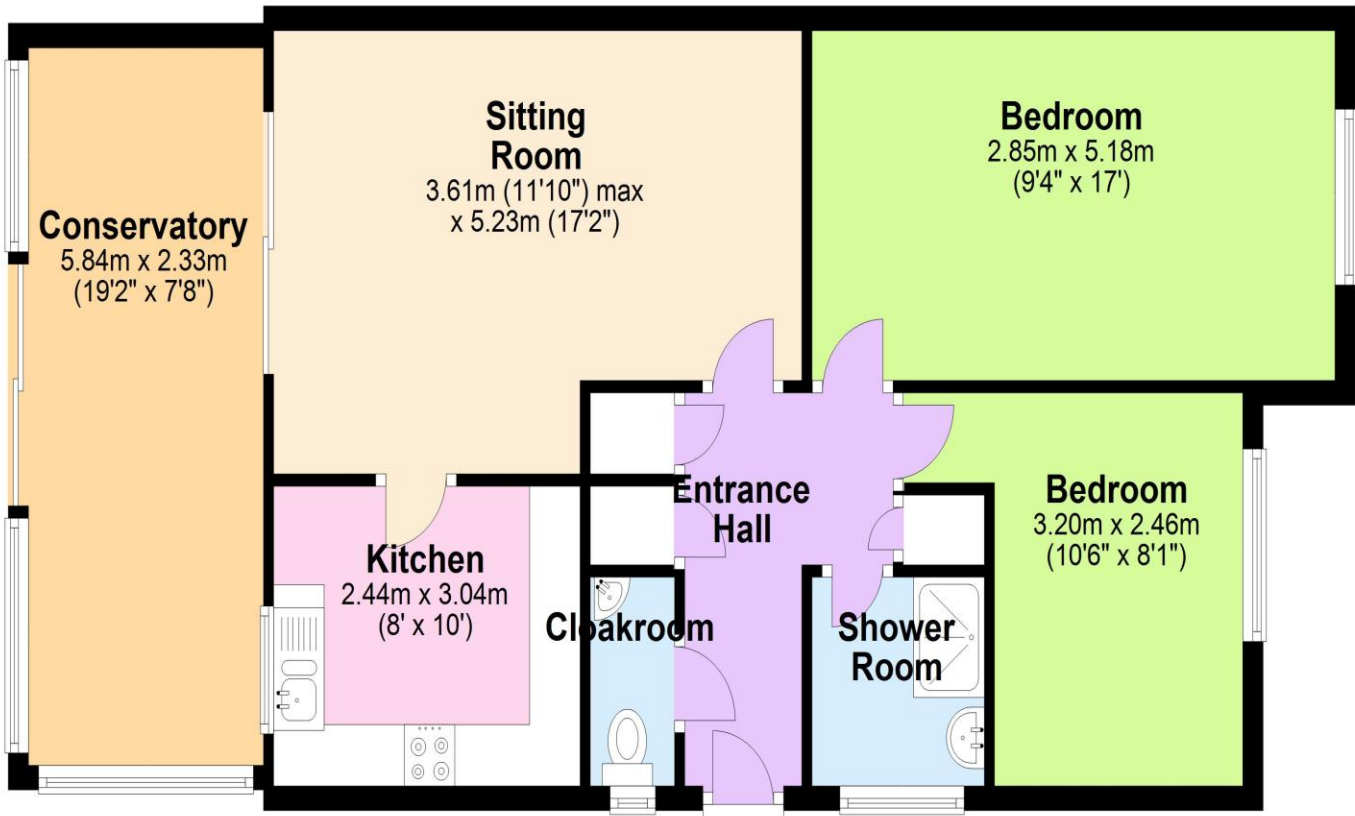
**DIRECTIONS:**

**Head East on Tavern Street B1115 towards Bury St Edmunds. Turn left on to Gipping Way A1308. At the roundabout take the 1st exit on to Bury Road. Turn left on to Chilton Way, then left on to Hall Road, turn right and Purcell Road is situated on the right hand side.**

## FLOORPLANS

### Ground Floor

Approx. 75.8 sq. metres (816.3 sq. feet)



Total area: approx. 75.8 sq. metres (816.3 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

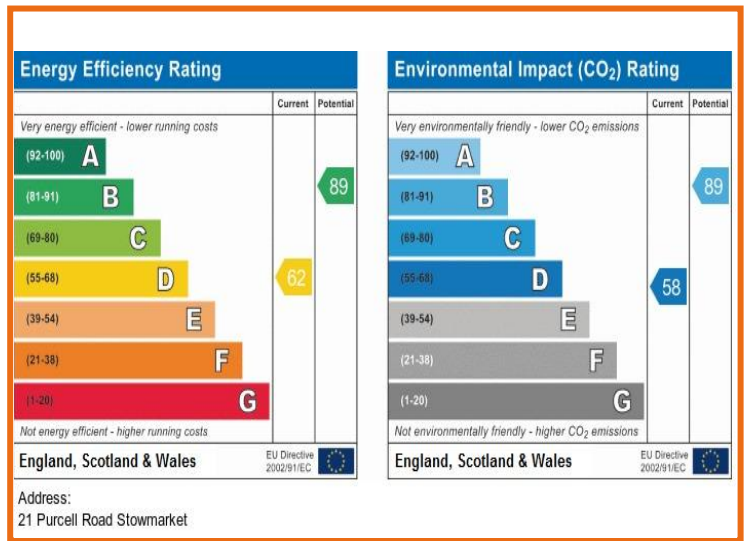
The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitors.

**ALL MEASUREMENTS ARE APPROXIMATE**

# PHOTOGRAPHS

**BUCKS**  
PROPERTY AGENTS



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