



Poplar Hill  
Stowmarket

Guide Price £239,950

LACY SCOTT  
& KNIGHT

150 YEARS est. 1869



# 31 Poplar Hill

Stowmarket | Suffolk | IP14 2AU

Town Centre 1 mile, Ipswich 13 miles, Bury St Edmunds 19 miles

Superbly presented as well as much improved, including the addition of a brand new fitted kitchen, semi detached 3 bedroom family home with ample parking and private rear garden.

Entrance Hall | Sitting Room | Newly Fitted Kitchen/Breakfast Room | Conservatory | 3 Bedrooms | En Suite Shower Room to Main bedroom | Family Bathroom | Ample off Street Parking | Detached Garage | Enclosed Garden to rear | Gas Fired Central Heating | Double-glazing | Newly Fitted Carpets

## 31 Poplar Hill

From the entrance hall there is a doorway leading off to the bright and airy sitting room to the front, as well as further doorway which leads into superb newly fitted kitchen/breakfast room, which overlooks the rear garden and which includes a range of newly fitted wall, base and drawer units with 1½ bowl sink unit, double oven, plus electric hob with extractor hood over, integral dishwasher and washing machine. Other features to note include laminate flooring with further doorway to side plus glazed door leading out to conservatory which overlooks the rear garden.

At first floor there is a landing with access to loft space and window to side. The generously proportioned principal bedroom overlooks the rear, off of which there is an en suite



tiled shower room with low flush wc and corner wash handbasin. There were also two further bedrooms, both of good proportions, as well as a family bathroom comprising panel bath with shower over, vanity wash handbasin and concealed low flush cistern, plus double aspect windows.

Overall taking into account the excellent condition, newly fitted kitchen and carpets, as well as the ample parking to the front and close proximity to Stowmarket Town Centre we believe the property will attract a wide range of interest and would advise all intending purchasers to view at the earliest opportunity.

## Outside

To the front of the property there is a lawned garden as well as a large brick paved driveway which provides ample parking with the driveway in turn leading to a detached single garage which benefits from light and power as well as up and over door to front and personnel door to side. There is also a gated access between the garage and the house which in turn leads into the rear garden where there can be found a paved patio area with lawned garden beyond which is enclosed by fence surround.

## Location

Poplar Hill is within an established residential development area approximately a mile south of the Town Centre of Stowmarket and is within walking distance of a number of local shops and pubs and medical centre which are available within the Combs Ford area.

Additional facilities are available within the Town Centre which include a mainline rail station providing a regular commuter service to London Liverpool Street. There is also easy access available to the A14 trunk route which bypasses the town.

## Services

Mains water, electricity and drainage are connected. Gas fired central heating.

## Local Authority

Mid Suffolk District Council - Council Tax Band A.

## Directions

From our office continue out along the Ipswich Road. On reaching Combs follow the road around to the right where you will take the turning off to the left signposted Poplar Hill. Continue up here for approximately ¼ mile where the property will be found on the left hand side and will be marked by a Lacy Scott & Knight For Sale board.



## Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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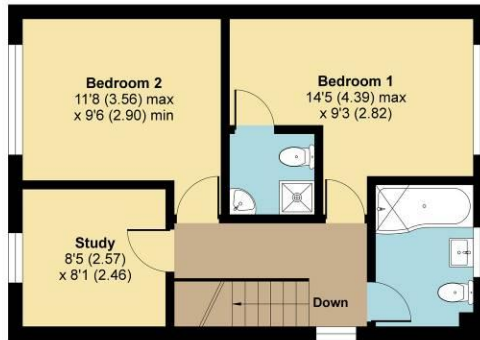
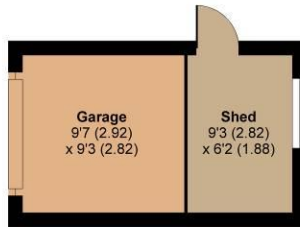
## Poplar Hill, Stowmarket, IP14

Approximate Area = 1104 sq ft / 102.6 sq m (includes garage)

Outbuilding = 57 sq ft / 5.3 sq m

Total = 1161 sq ft / 107.9 sq m

For identification only - Not to scale



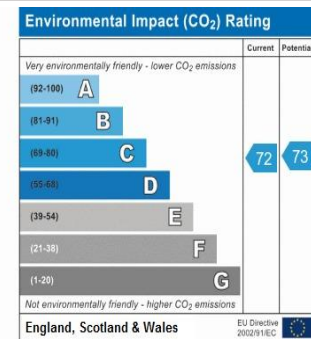
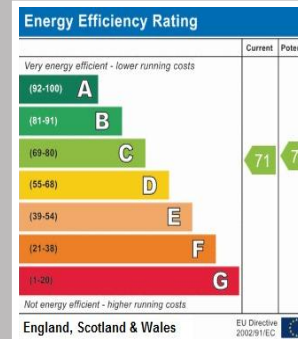
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Lacy Scott & Knight. REF: 661403



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