



Palmer & Partners



Fuller Way, Stowmarket, Suffolk, IP14

1XH

Guide Price £290,000 to £300,000

Palmer & Partners

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- No Onward Chain
- Three Storey Townhouse
- Four Generous Bedrooms
- Open Plan Living/Dining Room
- Fully Integrated Kitchen
- Ground Floor WC & First Floor Bathroom
- En-Suite Shower Room & Family Shower Room
- Two Allocated Parking Spaces to Side
- Low-Maintenance Rear Garden



Situated on the modern Northfield View development on the outskirts of Stowmarket, and conveniently close to the local primary school, this well-presented three storey townhouse offers excellent access to the A14 commuter route. This attractive four-bedroom family home is being sold with no onward chain and benefits from a low-maintenance rear garden, two allocated parking spaces to the side, double-glazing throughout, and gas central heating. As agents, we highly recommend the earliest possible internal viewing to fully appreciate the quality and

generous layout of the accommodation on offer. The ground floor comprises an inviting entrance hall, a well-equipped kitchen with integrated appliances, a ground floor cloakroom, and a spacious living/dining room. The first floor provides two bedrooms and the family bathroom, while the top floor offers the remaining two bedrooms, including one with an en-suite shower room, along with a further family shower room.

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. In addition, Haughley Park is an historical house of significance listed in the English Heritage Register.

Entrance Hall: The hallway offers a radiator, a cupboard housing the

fuse box, stairs to the first floor with understairs cupboard, and doors to:

Kitchen: 11'3" x 8'4" (3.43m x 2.54m)
The kitchen is fitted with a range of modern eye and base units with drawers, roll edge work surfaces and upstands, a sink and drainer, and metro tile splashbacks. The appliances are all integrated and include a fridge freezer, dishwasher, washing machine, double oven and hob with extractor hood over. Additional features include a cupboard housing the boiler, a radiator, ceiling inset spotlights, and a



double-glazed window to the front aspect.

Cloakroom: A two-piece suite comprising low-level WC and pedestal hand wash basin with tiled splashback, and a radiator.

Living/Dining Room: 15'6" x 12'10" (4.72m x 3.9m) Double-glazed French doors opening out to the rear garden, a radiator, and ceiling inset spotlights.

First Floor Landing: Double-glazed window to the front aspect, a radiator, and doors to two of the bedrooms and the bathroom.

Bedroom: 15'6" x 11'2" (4.72m x 3.4m) A double-glazed window and

double-glazed French doors with Juliet balcony overlooking the rear garden, a radiator, and ceiling inset spotlights.

Bedroom: 9'5" x 8'4" (2.87m x 2.54m) Double-glazed window to the front aspect and a radiator.

Family Bathroom: 8'4" x 6'4" (2.54m x 1.93m) A three-piece suite comprising bath with shower over and glass shower screen, low-level WC and pedestal hand wash basin, with a radiator, tiled splashbacks, and ceiling inset spotlights.

Second Floor Landing: Cupboard housing the hot water tank and doors to the remaining two bedrooms and the shower room.

Bedroom: 12'3" x 11'11" (3.73m x 3.63m) Double-glazed window to the rear aspect, a radiator, ceiling inset spotlights, and door through to:

En-Suite Shower Room: A three-piece suite comprising shower enclosure, low-level WC and pedestal hand wash basin with tiled splashback, and a heated towel rail.

Bedroom: 15'6" x 9'1" (4.72m x 2.77m) Two double-glazed windows to the front aspect, a radiator, and ceiling inset spotlights.

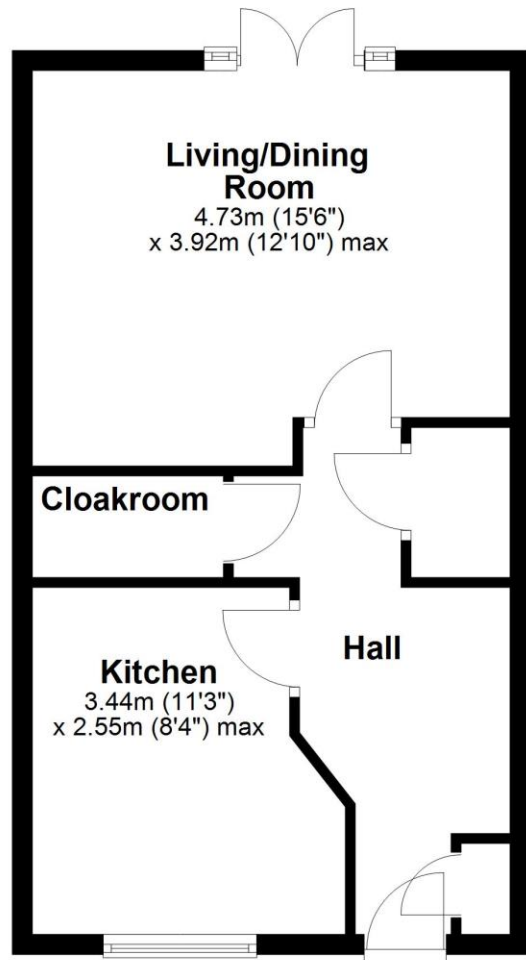
Shower Room: 7'8" x 6'5" (2.34m x 1.96m) A three-piece suite

comprising shower enclosure, low-level WC and hand wash basin, with a radiator.

Outside: A small front lawn and pathway lead to the main entrance, with a side gate providing access to the rear garden. The rear garden offers a spacious patio seating area with a pergola, a raised planter, and step up to an artificial lawn. A further step leads to a decked seating area with a wooden shed. The garden is fully enclosed with fencing, creating a private outdoor space. To the side of the property, there are two allocated parking spaces.

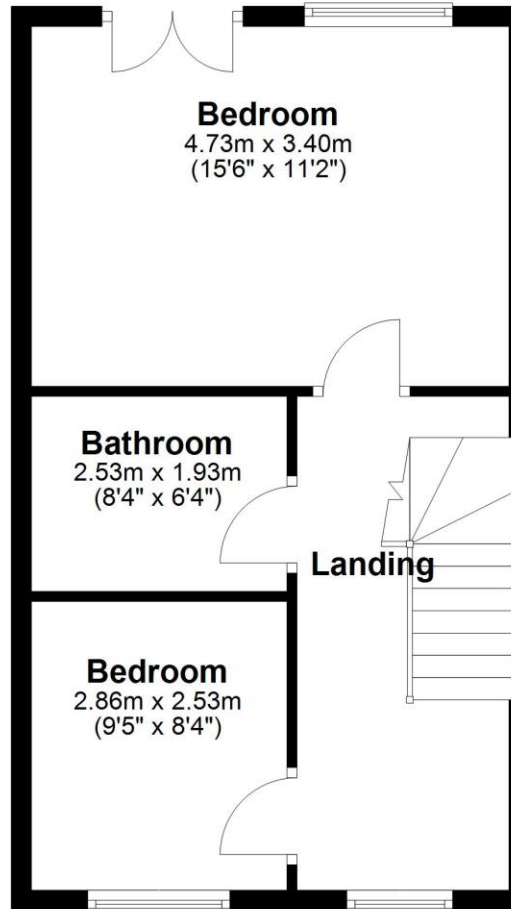
Ground Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



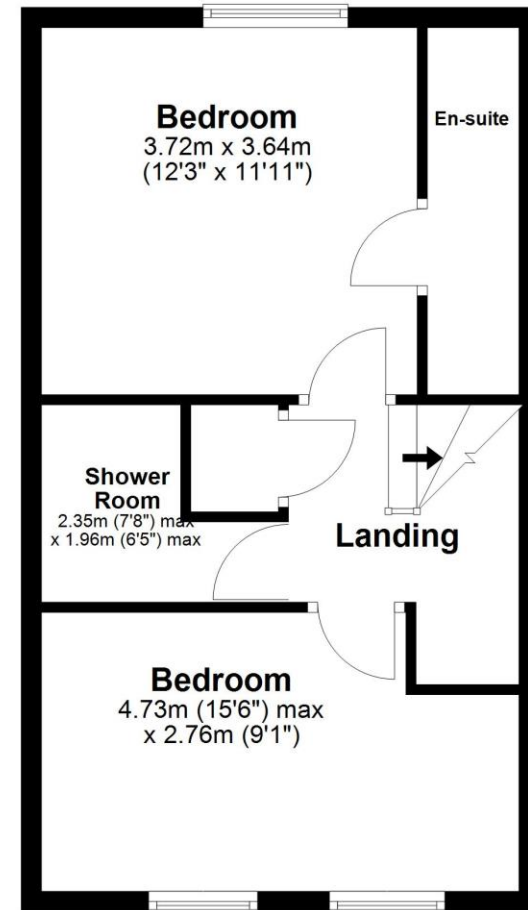
First Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



Second Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



Total area: approx. 121.5 sq. metres (1307.4 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

4 Bedrooms, 3 Bathroom, 1 Reception,

EPC Rating: B

Council Tax Band: D



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