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Brooke Way, Stowmarket, Suffolk,
IP14 1US
Guide Price £300,000 to £325,000

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- Three Storey Townhouse
- Three Bedrooms
- Fully Integrated Kitchen
- Bathroom & En-Suite Shower Room
- Double-Glazing & Gas Central Heating
- Garage & Driveway to Rear
- Low-Maintenance Rear Garden



Located on the modern Northfield View development on the edge of Stowmarket and offering good access to the mainline train station and A14 commuter trunk roads lies this nicely presented three-bedroom townhouse with accommodation over three floors. There is a primary school on the development and a convenience store close by. The property benefits from gas central heating, double-glazing, a low-maintenance rear garden, and garage and off-road parking to the rear.

As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises an entrance hall, ground floor cloakroom, modern fully integrated kitchen, lounge/dining room, first floor landing, two of the bedrooms, family bathroom, and on the top floor is the master suite consisting of a good size double bedroom with en-suite 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.

Outside – Front: The frontage is laid to shingle and set behind wrought iron railings with a path leading to the front door. Opposite the property is an open green space and play area, and to the side is a shared driveway leading to the garage at the rear which has an up and over door and parking in front.

Entrance Hall: Laminate floor, a radiator, staircase to the first floor with understairs cupboard, and doors providing access to:

Cloakroom: A two-piece suite comprising a low-level WC and



hand wash basin with tiled splashback, along with a radiator.
Kitchen: 11'3" x 10'3" (3.43m x 3.12m) Fitted with a range of modern eye and base units with drawers, square edge work surfaces with matching upstands, and a sink and drainer. All the appliances are integrated and include a fridge freezer, washing machine, dishwasher, oven/microwave and hob with extractor hood over. There is a cupboard housing the boiler, a radiator, and double-glazed window to the front aspect with views across the green space and play area.

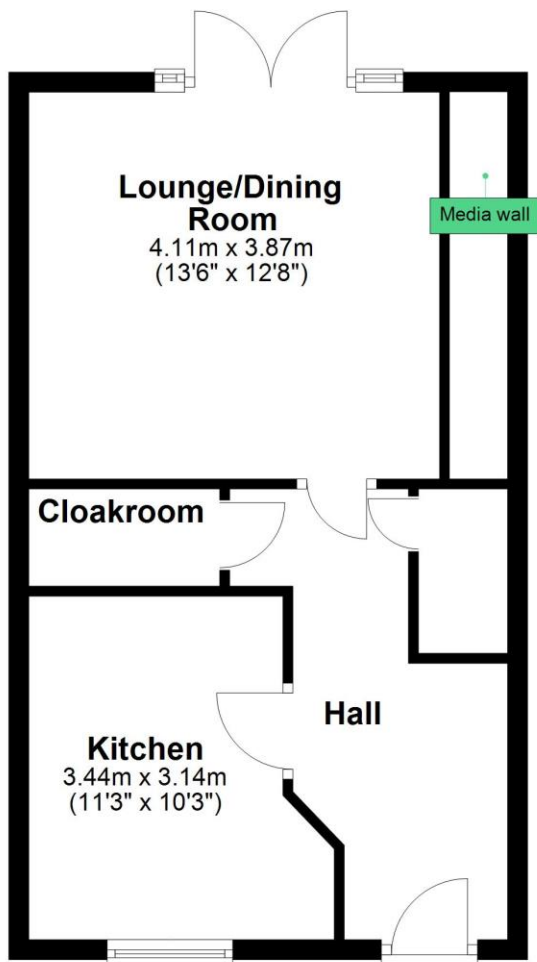
Lounge/Dining Room: 13'6" x 12'8" (4.11m x 3.86m) Double-glazed windows to the rear aspect, double-glazed French doors opening out to the rear garden, a radiator, laminate floor, and a media wall flanked by built-in shelving and storage.
First Floor Landing: Radiator and doors providing access to two of the bedrooms and bathroom.
Bedroom Two: 13'7" x 11'2" (4.14m x 3.4m) Two double-glazed windows overlooking the rear garden, a radiator, and fitted wardrobes along one wall with mirrored sliding doors.

Bedroom Three: 9'6" x 8'4" (2.9m x 2.54m) Double-glazed window to the front aspect with views across the green space and play area and a radiator.
Family Bathroom: 8'4" x 6'1" (2.54m x 1.85m) A three-piece suite comprising a bath, low-level WC and pedestal hand wash basin, along with a radiator and tiled splashbacks.
Inner Landing: Double-glazed window to the front aspect with views across the green space and play area, a radiator, and staircase rising to the master suite.

Second Floor Master Bedroom: 17'1" x 15'5" (5.2m x 4.7m) Double-glazed dormer window to the front aspect and Velux window, a radiator, built-in wardrobes with mirrored sliding doors, and a door leading to:
En-Suite Shower Room: A three-piece suite comprising a shower enclosure, low-level WC and hand wash basin, along with a radiator and Velux window.
Outside – Rear: The low-maintenance garden is predominantly laid to lawn with flowerbeds, a path leads to the rear where there is a patio and gate, and the garden is fully enclosed by fencing.

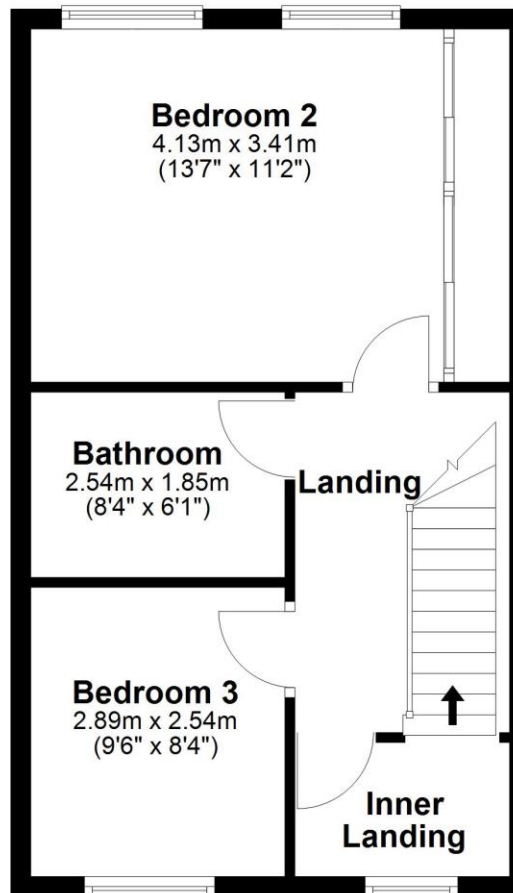
Ground Floor

Approx. 40.6 sq. metres (437.0 sq. feet)



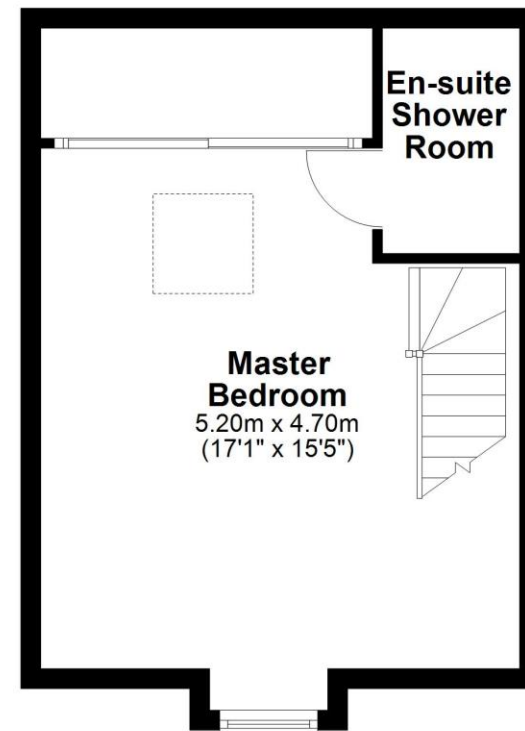
First Floor

Approx. 40.6 sq. metres (437.0 sq. feet)



Second Floor

Approx. 31.2 sq. metres (335.5 sq. feet)



Total area: approx. 112.4 sq. metres (1209.5 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.



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Attributes

3 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: B

Council Tax Band: C



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