



Lowry Way

Stowmarket

Guide Price £335,000

LACY SCOTT
& KNIGHT

est. 1869

34 Lowry Way

Stowmarket | Suffolk | IP14 1UF

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

Well presented detached 4 bedroom extended family home, which is offered in a very good condition throughout, as well as benefitting from off street parking and garaging to the rear.

Entrance Hall | Cloakroom | Sitting | Dining Room | Fitted Kitchen | 4 Bedrooms | Family Bathroom | Garage | Off Street Parking | Enclosed Southerly Facing Rear Garden| Sought After Location |

34 Lowry Way

From the laminate floored entrance hall there are stairs rising to first floor with doors leading off to the principal rooms, as well as the cloakroom which comprises low flush wc and vanity wash handbasin with mixer taps plus window to side. The sitting room benefits from laminate flooring, as well as a good level of natural light provided by windows to three sides. Leading off from here there are glazed double doors to the dining room, which also benefits from laminate flooring and with further glazed French doors, which lead out to the garden. The kitchen benefits from a range of wall, base and drawer units, including 1½ bowl sink unit, with mixer taps and splash back tiling, with a range of integral appliances, including fridge and freezer, dishwasher, plus space for oven with extractor hood over, plumbing for washing machine and half glazed door to side.

At first floor level there can be found four double bedrooms, all of which are off the landing which also provides access to the loft via a ladder, with both the landing and the majority of the bedrooms benefitting from new carpet. The principal bedroom also has a six door full length fitted wardrobe, with window



overlooking to the rear, as does Bedroom 2. Bedroom 3 overlooks the side of the property, whilst Bedroom 4 which has laminate flooring overlooks the front. The family bathroom comprises panel bath with electric shower over, pedestal wash handbasin, low flush wc, as well as part tiled walls and cupboard housing Worcester combi gas boiler.

Outside

To the front of the property there is a pathway which leads to main front entrance, whilst the southerly facing rear garden benefits from paved patio area immediately to the rear, beyond which is a lawned garden, which offers a high degree of privacy due to it being enclosed by fence surround. To the rear of the garden there are parking spaces for 2 cars, beyond which there

is a garage with up and over door to the front plus personal door leading out to the garden.

Overall, the property is offered in a superb condition throughout and is perfectly situated for the ever popular nearby primary school. Therefore, taking into account the above, as well as the bright and airy living accommodation, we would recommend an early inspection to avoid disappointment.

Location

This property is situated within a popular established residential area of Stowmarket. Local amenities include shops, schools, leisure centre and takeaways. Within and beyond the Town Centre are further facilities including a mainline rail station,

cinema, shops, public houses and restaurants. The A14 dual carriageway is easily accessible providing excellent access to Ipswich, Bury St Edmunds, Cambridge and beyond. The aforementioned mainline rail station is positioned on the Norwich to London (Liverpool Street) line.

Services

Mains water, electricity, drainage, gas fired central heating.

Local Authority

Mid Suffolk District Council - Council Tax Band D.

Tenure

Freehold.

Broadband Speed

Superfast Predicted of 80Mbps (source Ofcom).

Mobile Coverage

Between 59% and 78% (source Ofcom).

Directions

From the Town Centre, proceed in a westerly direction, along Bury Road. At the roundabout take the first turning left, then fork left onto Chilton Way and continue along this road where you will take a turning off to the left into Lowry Way, the property will be found on the right hand side and will be marked by a Lacy Scott and Knight For Sale board.

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Disclaimer

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Plans, Areas and Schedules

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tel: 01284 748600

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

Tel: 01449 612384

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN

