



Onehouse Way

Onehouse

Asking Price £350,000

LACY SCOTT
& KNIGHT

est. 1869

63 Onehouse Way

Onehouse | Stowmarket | IPI4 IFU

Stowmarket 1 mile, Bury St Edmunds 14 miles, Ipswich 14 miles

Modern 3/4 bedroom, 3 storey town house, situated within this stylish, exclusive and thoughtfully designed development, on the outskirts of Stowmarket Town Centre, with the added benefit of garaging and off street parking.

Entrance Hall | Cloakroom | Sitting Room | Kitchen/Breakfast Room | 3 Bedrooms | Fourth Bedroom/Study | Family Bathroom | Ensuite Shower To Principal Bedroom | 1438sqft Living Area | Single Garage Plus 2 Parking Spaces | Exclusive Development Near To Town Centre | Solar PV Panels | Landscaped South Facing Rear Garden

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Immediately on entering the entrance hall there is a cupboard to the right hand side, beyond which is the cloakroom, comprising low flush wc and pedestal wash handbasin, whilst to the left can be found a fourth bedroom/study, within the hallway area there are stairs rising to first floor with further doorway into the kitchen/breakfast room/dining area, this area is a particular feature of this property, due to the extensive range of high quality wall, base and drawer units, including inset double oven, hob and extractor hood over, integral dishwasher, plus 1 1/2 bowl sink unit with filter tap and water softener, with plumbing for washing machine dryer and a good level of natural light provided by glazed door and window which overlook the rear, plus further window to side. It is also noted that the ground floor hallway, kitchen and dining area benefit from tiled flooring.

At first floor level there is a generously proportioned sitting room, again which offers a good level of natural light provided by window to side, as well as two further windows which overlook the front. Also, at first floor level is the third bedroom and a family bathroom, comprising panel bath,



pedestal wash handbasin and low flush wc, as well as separate shower cubicle with rainfall shower, heated towel rail and half tiled walls.

At second floor level there are two further bedrooms, the smaller of which features a built-in double door wardrobes, whilst the principal, as well as having double door wardrobe, also benefits from an ensuite shower room comprising shower cubicle with rainfall shower, pedestal wash handbasin and low flush wc, plus heated towel rail.

Outside

To the front of the property there is a small lawned area, with paved pathway to the front, whilst the partly landscaped rear

garden is also a particular feature which benefits from a patio area immediately to the rear of the property, with further alfresco dining patio area at the far end with lawned garden in between, all of which is enclosed by fence surround. To the rear of the garden there is a gated entrance which takes you out to the rear, where at the far corner on the left hand side there is a garage with two parking spaces, which the property also benefits from.

Overall, taking into account the superb amount of living space, which the property benefits from, the excellent modern condition in which it is presented and the exclusive development in which it is set, near to Town Centre, we are of the view the property will attract a wide range of potential

purchasers. Therefore, would recommend an early inspection to avoid disappointment.

Location

Onehouse Way is considered to be within a reasonable distance of Stowmarket Town Centre, which offers a good range of facilities and services, plus mainline railway line direct to London Liverpool Street, as well as easy access to the A14 at Junction 50.

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 38Mbps (source Ofcom).

Mobile Coverage

Between 59% and 78% (source Ofcom).

Directions

From Lacy Scott & Knight's office continue out to the set of traffic lights, where you will turn left onto Tavern Street, which becomes Finborough Road, immediately after passing the park on the right hand side, you will take the turning onto Onehouse Road, continue along this where you will take the sixth turning off to the

left into Onehouse Way, follow the road round, where the property will eventually be found on the left hand side.

what3words

imprints.pythons.garden

Disclaimer

We are mandated by HMRC to carry out Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for the service. If you have had an offer accepted Coadjute will contact you on our behalf. The cost of these checks is £33 (including VAT) per person and is non-refundable. The fee will need to be paid prior to issuing a memorandum of sale. Lacy Scott & Knight do not receive any commission for this service.





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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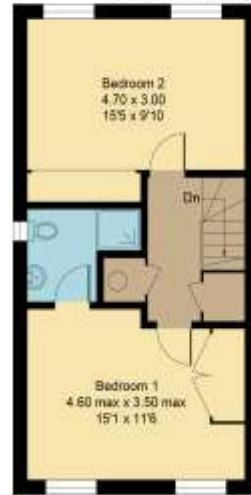
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- a) These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
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- e) Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.



Onehouse Way

Approximate Area = 1438 sq ft / 133.6 sq m
 Garage = 241 sq ft / 22.4 sq m
 Total = 1679 sq ft / 156.0 sq m
 For identification only - Not to scale



Second Floor



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential).
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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