



Palmer & Partners



Brooke Way, Stowmarket, Suffolk,
IP14 1US
Asking Price £340,000

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- Semi-Detached Townhouse
- Three/Four Bedrooms
- One/Two Reception Rooms
- Fully Integrated Kitchen
- Ground Floor Cloakroom
- First Floor Bathroom
- Second Floor Shower Room
- En-Suite Shower Room
- Garage & Off-Road Parking
- 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/four-bedroom townhouse with accommodation over three floors. The property benefits from a low-maintenance rear garden, garage and off-road parking to the rear, gas central heating, and double-glazing. As agents, we strongly recommend an early internal viewing to fully appreciate the quality and spacious accommodation on offer. The property comprises an entrance hall, ground floor cloakroom, modern

fitted kitchen with integrated appliances, and a generous living/dining room. To the first floor, there is a landing, sitting room/fourth bedroom with a Juliet balcony, a double bedroom, and a family bathroom. Occupying the top floor are two further double bedrooms, one of which benefits from an en-suite shower room, together with a separate 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.

Outside – Front: The low-maintenance garden is set behind wrought iron railings with mature shrubs and overlooks a green and play area. A path leads to the front door.

Entrance Hall: Radiator, tiled floor, staircase rising to the first floor with understairs cupboard, and doors provide access to the cloakroom, kitchen and living room.

Cloakroom: A two-piece suite comprising a low-level WC and pedestal hand wash basin, along with a radiator, half-height tiled walls, and tiled floor.

Kitchen: 11'2" x 10'5" (3.4m x 3.18m) Fitted with a range of modern eye and base cupboards with drawers complemented by under unit lighting, square edge work surfaces with matching upstands, sink and drainer, and metro tile splashbacks. The appliances are all integrated



and include a fridge freezer, dishwasher, washing machine, electric oven and gas hob with extractor hood over. The kitchen also features a cupboard housing the boiler, a radiator, tiled floor, ceiling inset spotlights, and a double-glazed window to the front aspect.

Living/Dining Room: 15'5" x 12'1" (4.7m x 3.68m) Double-glazed French doors opening out to the rear garden, laminate floor, and a radiator.

First Floor Landing: Double-glazed window to the front aspect, a radiator, staircase rising to the second floor, and doors providing

access to the sitting room, one of the bedrooms and bathroom.

Sitting Room/Bedroom: 15'5" x 11' (4.7m x 3.35m) Double-glazed window to the rear aspect, double-glazed French doors opening onto a Juliet balcony overlooking the rear garden, and a radiator.

Bedroom Three: 9'4" x 8'4" (2.84m x 2.54m) Double-glazed window to the front aspect and a radiator.

Family Bathroom: 8'4" x 6'3" (2.54m x 1.9m) A three-piece suite comprising a bath with shower attachment, low-level WC and pedestal hand wash basin, along with a radiator and tiled splashbacks.

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

Bedroom One: 15'5" x 9'2" (4.7m x 2.8m) Two double-glazed windows to the front aspect and a radiator.

Bedroom Two: 12'2" x 11' (3.7m x 3.35m) Double-glazed window to the rear aspect, a radiator, and door leading to:

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

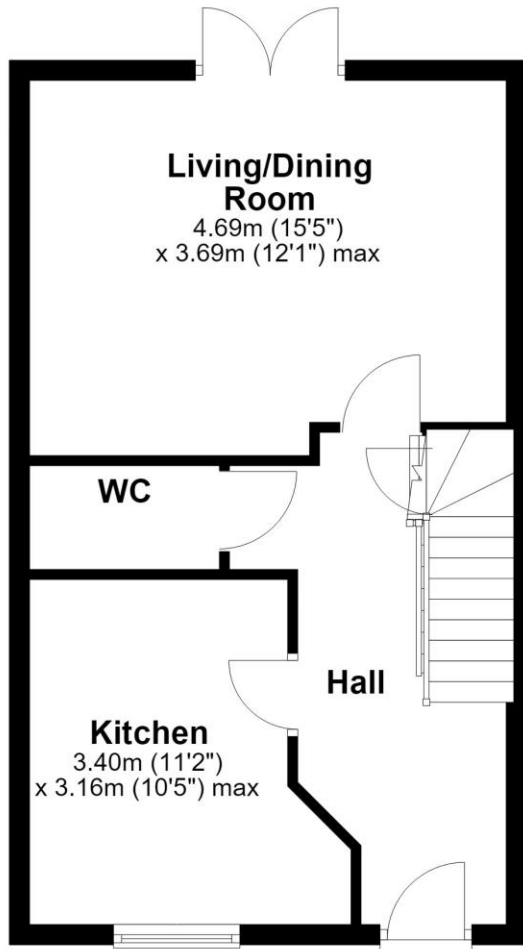
Shower Room: 7'8" x 6'5" (2.34m x 1.96m) A three-piece suite comprising a shower enclosure, low-level WC and pedestal hand wash basin with tiled splashback, along with a heated towel rail.

Outside - Rear: The low-maintenance garden is predominantly laid to lawn with a patio area and is fully enclosed by fencing and retaining wall with gated rear access leading to the garage which has parking in front.

Garage: Up and over door with power and light connected.

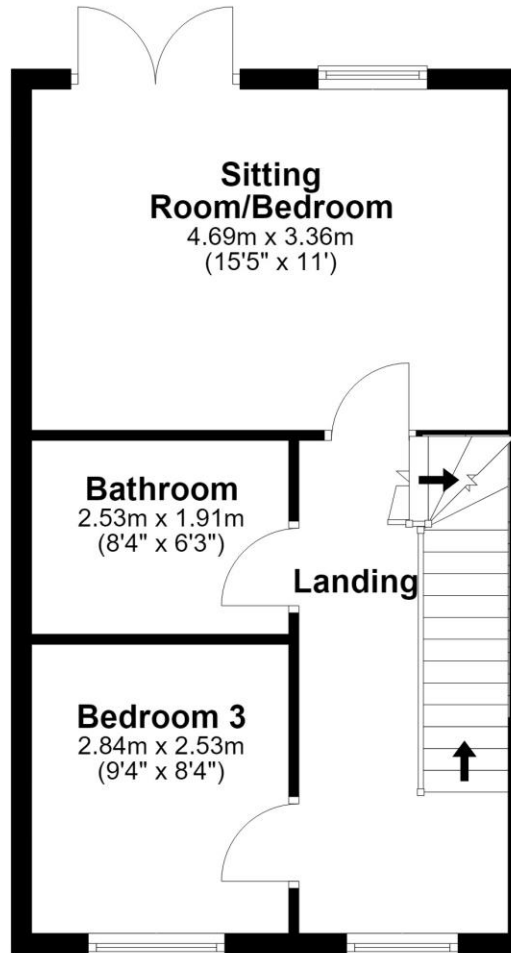
Ground Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



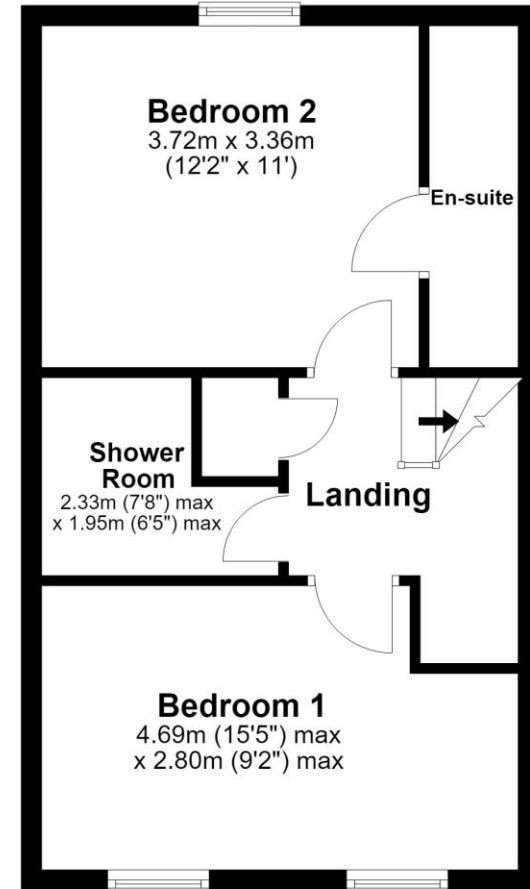
First Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



Second Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



Total area: approx. 116.9 sq. metres (1258.8 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

4 Bedrooms, 3 Bathroom, 1 Reception,

EPC Rating: B

Council Tax Band:



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