



Challis Circle, Stowmarket, Suffolk,
IP14 1XY

Guide Price £325,000 to £335,000

Palmer & Partners

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- Detached Property
- Built in 2025
- Kitchen/Dining Room
- Downstairs Cloakroom
- Three Bedrooms
- Bathroom & En-Suite
- Off Road Parking
- Rear Garden
- Solar Panels
- Triple Glazing & Gas Central Heating



Palmer and Partners are pleased to offer to market this three-bedroom detached property located on the Northfield View development which was built in 2025. Exceptionally well presented through out the property benefits from gas central heating, solar panels, triple-glazing, off-road parking with two spaces and enclosed rear garden. The boiler is still under warranty along with the fitted kitchen appliances. As agents,

we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, living room, kitchen/dining room with integrated appliances and downstairs cloakroom to the ground floor whilst to the first floor are three bedrooms, one with an en-suite and family bathroom.

Estate service charge £175.04 per annum

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 front garden is set behind wrought iron fencing with a path to front door. Parking is located to the side of the property on a driveway with two tandem



parking spaces. Gate into the rear garden.

Front Door: Into:

Entrance Hall: Radiator, built-in cloak cupboard and karndean flooring.

Living Room: 16'7" x 9'10" (5.05m x 3m) Dual aspect with triple-glazed window to the front aspect and to the rear aspect are french doors leading out to the rear garden and radiator.

Kitchen/Dining Room: 16'7" x 9' (5.05m x 2.74m) Three triple-glazed windows to the front, rear and side aspect, radiator,

fitted with a matching range of modern eye and base level units with worktops, inset sink and drainer, built-in electric oven, hob and extractor, built-in dishwasher, built-in washing machine, built-in fridge freezer, karndean flooring and wall mounted ideal logic combi boiler.

Downstairs Cloakroom: Hand wash basin, WC, radiator and karndean flooring.

Landing: Loft access and radiator.

Bedroom One: 12'5" x 10'1" (3.78m x 3.07m) Triple-glazed window to the front aspect and radiator.

En-Suite: 9'5" x 3'10" (2.87m x 1.17m) Triple-glazed frosted window to the rear aspect, radiator, part tiled walls, three-piece suite comprising shower cubicle, WC and hand wash basin and tiled floor.

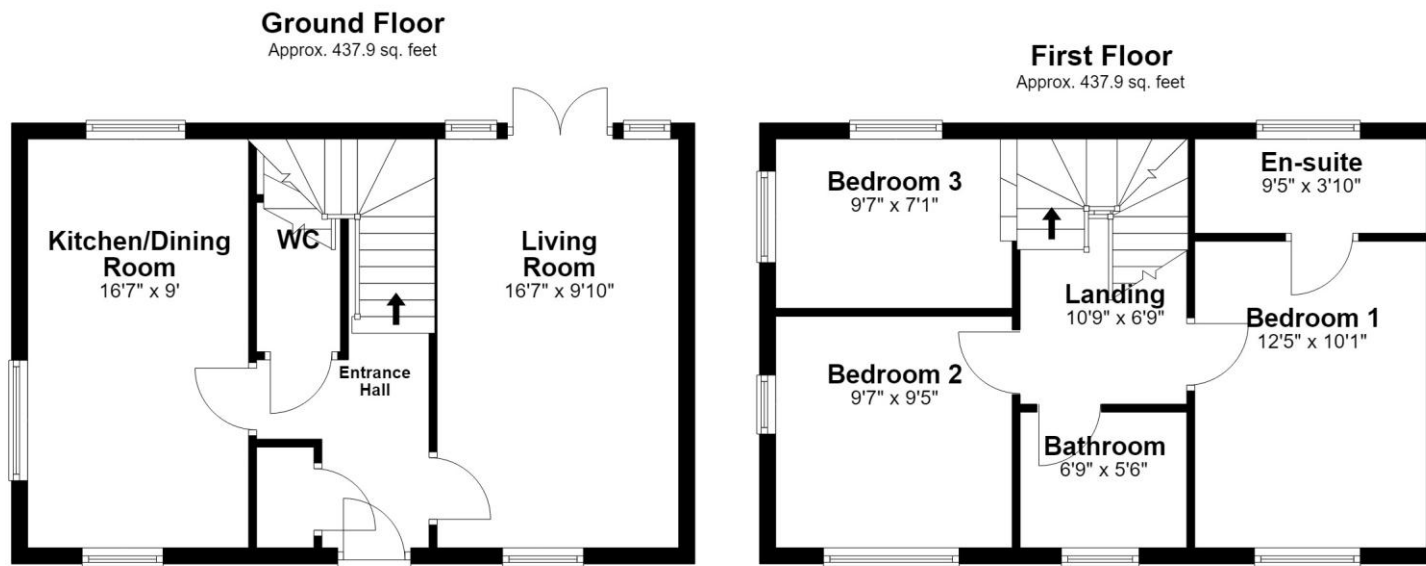
Bedroom Two: 9'7" x 9'5" (2.92m x 2.87m) Triple-glazed window to the front and side aspect and radiator.

Bedroom Three: 9'7" x 7'1" (2.92m x 2.16m) Triple-glazed window

to the side and rear aspect and radiator.

Bathroom: 6'9" x 5'6" (2.06m x 1.68m) Triple-glazed frosted window to the front aspect, three-piece suite comprising bath with shower attachment, WC and hand wash basin, part tiled walls, tiled floor and radiator.

Outside – Rear: The rear garden is enclosed by panel fencing, it is lawned and has an extended patio area, there is an outside light and tap.



Total area: approx. 875.7 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

3 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: B

Council Tax Band: C



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