

Summary

This three bedroom detached house is superbly located, in a most convenient position, close to the centre of Stowmarket yet offering far reaching views to the front and side over the valley beyond. Benefits include open planned living with kitchen and arch opening to dining room, lounge with log burner, family bathroom, driveway and a garage.

Description

Approximate Room Sizes

ENTRANCE HALL With stairs ascending to first floor, understairs storage cupboard, covered ceiling, radiator, doors to cloakroom and lounge.

CLOAKROOM Suite comprising low level WC, wash basin, window to side aspect.

LOUNGE 12'6 x 11'1 (3.81m x 3.38m) UPVC window to front aspect, radiator, TV point, log burner on brick hearth.

DINING ROOM 10'5 x 9'2 (3.18m x 2.79m) Window and door to rear garden, radiator. Featured brick wall opening to kitchen.

KITCHEN/BREAKFAST ROOM 11'1 x 9'3 (3.38m x

2.82m) Window to rear aspect. butler sink with solid wood work surfaces, cupboards under, further range of matching floor cupboards and drawers. Range cooker with extractor over. Built in dish washer. Space for fridge/freezer, plumbing for washing machine and space for dryer, tiled flooring. Wall mounted boiler, artex and coved ceiling. Wall tiling. Door leading to rear passageway. Featured brick wall opening to dining room.

REAR PASSAGEWAY Door from kitchen, door leading to garage, door to front aspect, door to rear garden.

FIRST FLOOR LANDING Access to loft space, airing cupboard with water tank and shelving. Doors to

the three bedrooms and bathroom.

BEDROOM 1 12' 6" x 12' 0" (3.81m x 3.66m) Two UPVC windows giving this room a light and airy feel, views over countryside, artex and coved ceiling.

BEDROOM 2 12' 0" x 9' 5" (3.66m x 2.87m) Two windows to front aspect also giving this room a light and airy feel, views over countryside.

BEDROOM 3 9' 8" x 9' 5" (2.95m x 2.87m) Window to rear aspect, radiator, artex and coved ceiling.

FAMILY BATHROOM 9' 8" x 6' 0" (2.95m x 1.83m) Window to front aspect. Suite comprising of panelled bath, pedestal basin, low level WC, wall tiling, artex and coved ceiling, radiator.

OUTSIDE Driveway leading to GARAGE with up and over door, window and personal door. The garden is mainly laid to lawn with shrubs and stepping stones. To the rear, the garden has been wonderfully done by the current owners and is enclosed by fencing, predominantly laid to lawn with raised patio area, flower beds.

Additional Information

Local Authority – Mid Suffolk District Council

Council Tax Band – D

Tenure – Freehold

Services – %full_services%

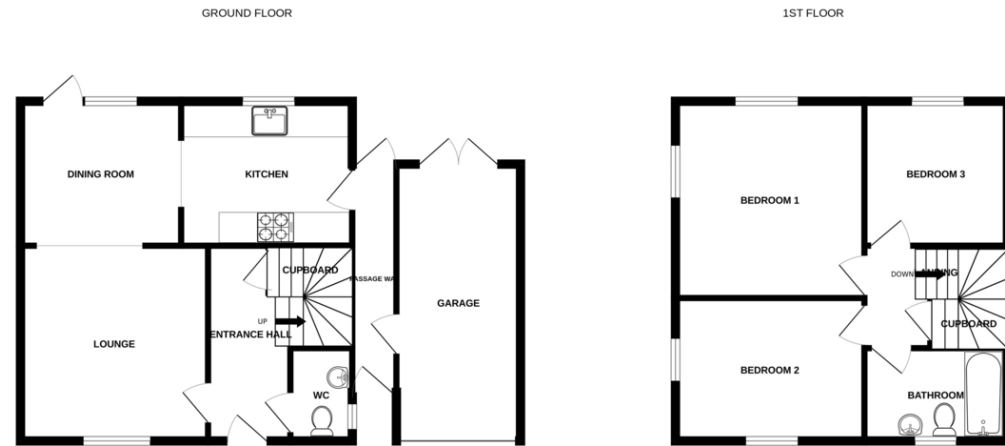
Post Code – IP14 1SA

Viewings by appointment

Bychoice Estate Agents

Tel: 01284 769598





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Beaumont Way | Stowmarket | IP14 1SA

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Guide Price £355,000

- Three bedroom detached house
- Fantastic views to front and side
- Driveway & Garage
- Open planned living
- Modern throughout