



Rock Estates



The Joiner

Pinewood Grange, Stowmarket, IP14 5XN

Guide price £250,000



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IP14 5XN

- Semi-Detached Home
- Spacious Living Room
- Cloakroom & Family Bathroom
- Two Double Bedrooms
- Popular Stowmarket Location
- Amenities & Travel Links Close by
- Two Allocated Parking Spaces
- 10 Year NHBC Buildmark Policy
- Integrated Appliances
- Incentives Available

The Joiner is an impressive two-bedroom home thoughtfully arranged over two floors to maximise space, light, and everyday comfort. The ground floor centres around a stylish open-plan kitchen and dining area, where elegant French doors open directly onto the rear garden. With integrated appliances included the modern kitchen/dining space is ideal for relaxed meals or entertaining. A well-proportioned living room offers a welcoming space to unwind, while a convenient cloakroom just off the entrance hall completes the downstairs layout.

Upstairs, two generous double bedrooms provide excellent accommodation, each enjoying plenty of natural light and space for furnishings. The contemporary family bathroom features a bath with overhead shower, wash hand basin and W.C., creating a practical and relaxing space. The property also benefits from two allocated parking spaces.

Located in the vibrant market town of Stowmarket, the property is within easy reach of an excellent range of amenities, including superstores, a bustling high street, doctors, and a pharmacy to name a few. Both primary and high schools are within walking distance, making this an appealing choice for families. The A14 is easily accessible, providing convenient links to Ipswich, Bury St Edmunds, and beyond, while Stowmarket's mainline station offers direct rail connections to London Liverpool Street.





Additional Property Information
Estate Management Charge: None
Parking: Allocated Parking
Internal Area: 668 sq. ft.
Annual service charge: £165.00
Council tax band: TBC
Tenure: Freehold

The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific details.

Pinewood Grange

Pinewood Grange is a development of 2, 3 and 4-bedroom new homes just one mile from the well-connected market town of Stowmarket. Boasting a historic shopping centre at its heart, Stowmarket is home to a unique blend of national and independent stores, pavement cafés and restaurants, as well as traditional markets, leisure centres, and a state-of-the-art music venue. A selection of well-regarded local schools and excellent transport connections make Pinewood Grange an ideal setting for families and commuters alike.

Register your interest of our properties in Stowmarket today!

Why Buy With Bellway?

At Bellway we have always built attractive and desirable new homes. That's why we've become one of the five largest builders in Britain. But now there's even more reason to choose a Bellway home.

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Sell your home quicker with no estate agent fees.*

Our Intermediate Management Agent will work with a local estate agent to market your home at an agreed price.

You could soon be moving into your new dream home, start your journey with us today.

Low-cost mortgage

Looking for a low-cost mortgage solution? With Own New or Deposit Unlock, you could either lower your monthly repayment costs or your initial deposit amount – making that move to a brand-new home more affordable. Just speak with a sales advisor at this development to find out more.

*Disclaimer: Please be aware the photos are of the current show homes, and the available plot may vary. The plots are all at various stages of finishing and some design options may be available depending on time of reservation and build stage.

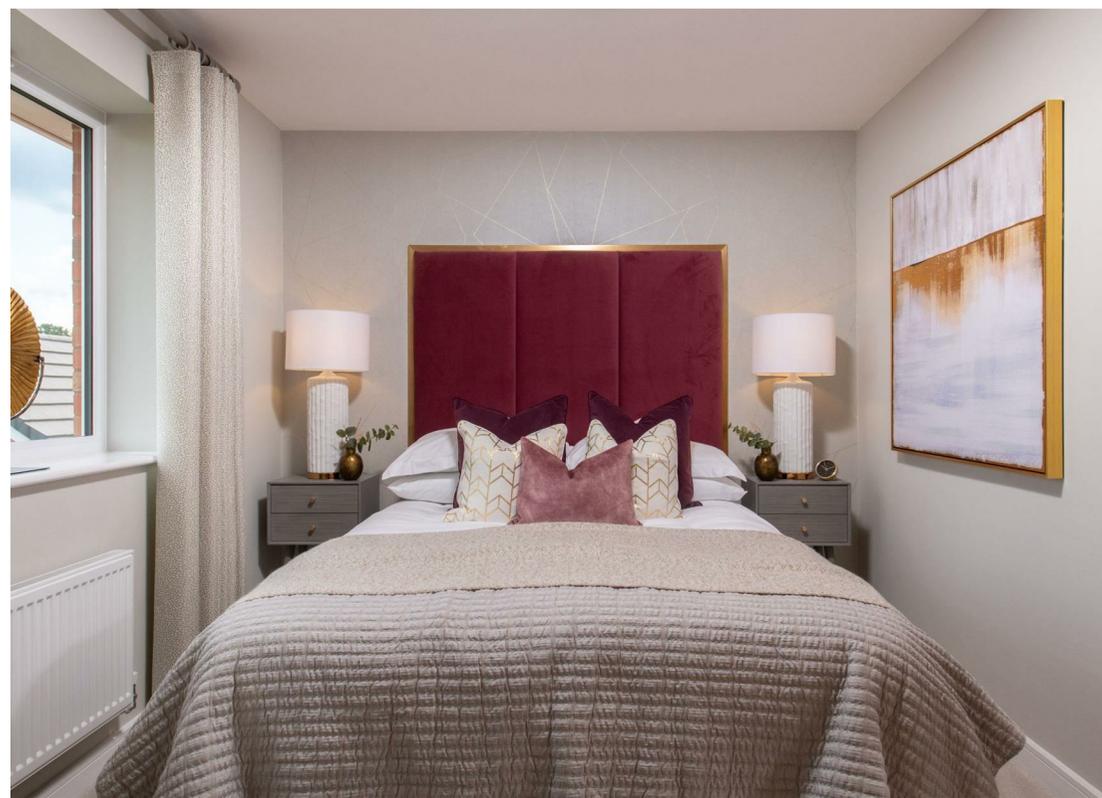
Sales Office

This Sales Office is open and welcomes pre-booked appointments or drop-in visits.

The Sales Office opening hours are below:

Monday 10:00 - 17:00
Tuesday closed
Wednesday closed
Thursday 10:00 - 19:00
Friday 10:00 - 17:00
Saturday 11:00 - 17:00
Sunday 11:00 - 17:00

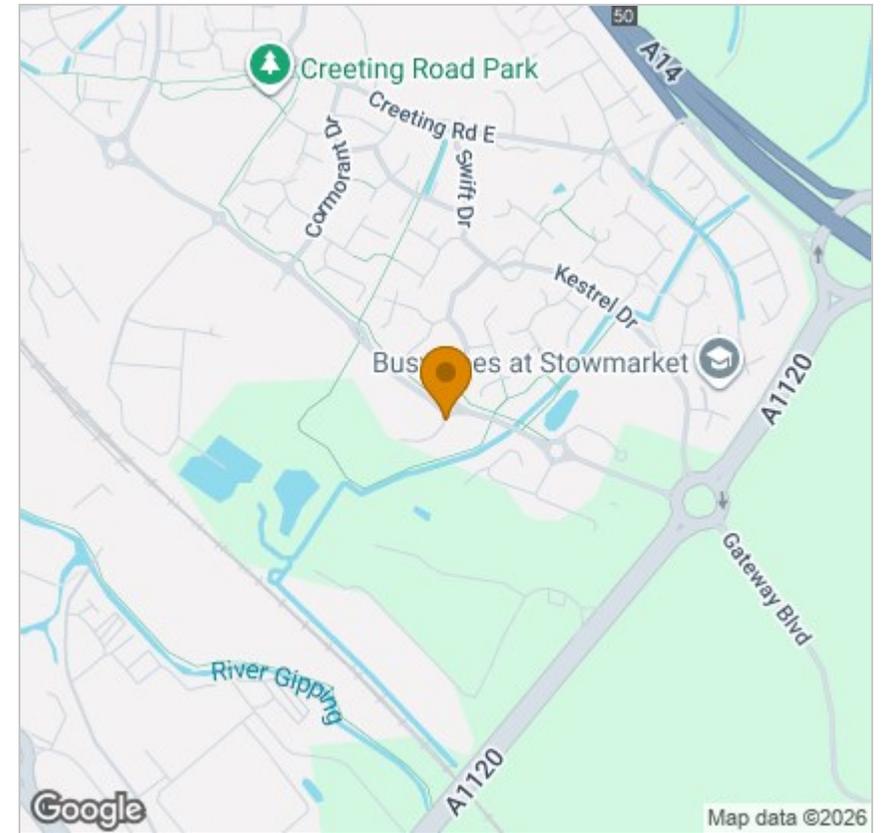
All offers apply to specific plots and selected developments only. Terms and conditions apply. Contact your Bellway sales advisor to find out more or see terms and conditions on our Bellway website. Express Mover and Part Exchange scheme offers are subject to status, availability and eligibility. Bellway reserve the right to refuse a Part Exchange. Any promoted offer is subject to contract. 10-year NHBC Buildmark policy. This includes deposit protection from exchange of contracts, a two-year builder warranty from legal completion, and then eight years of structural defects insurance cover.



Floor Plan



Area Map



Energy Efficiency Graph

Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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