



Rock Estates



Spencer Way

Stowmarket, IP14 1UB

Guide price £375,000



Spencer Way

Stowmarket IP14 1UB

Offered with no onward chain - Nestled in the charming town of Stowmarket, and close to local amenities, this delightful detached family home on Spencer Way offers four bedrooms with en-suite to master, family bathroom, three spacious reception rooms, fitted kitchen, conservatory and rear garden. The property also boasts double garage and off road parking for two cars.

This property has been thoughtfully designed to incorporate modern amenities, including solar panels that enhance energy efficiency and offer a monthly payment. This eco-friendly feature not only benefits the environment but also adds value to the home.

The location in Stowmarket is ideal, providing easy access to local amenities, schools, and transport links, making it a desirable area for families and professionals alike.

Entrance Hall

Radiator. Understair storage. Stairs to first floor, door to;

Cloakroom

Double glazed window to side. Low level w/c. Vanity basin. Radiator.

Kitchen

15'1" x 8'0" (4.60 x 2.46)

Double glazed window to rear. Cream kitchen comprising wall and base level units with work surfaces over. Space for oven, fridge freezer, washing machine and dishwasher. Inset bowl sink and drainer with mixer tap over.





Dining Room
12'11" x 7'6" (3.95 x 2.29)
UPVC patio doors to rear. Radiator. Door to side.



Study
9'8" x 8'9" (2.95 x 2.67)
Double glazed window to rear, Radiator.

Living Room
18'5" x 11'5" (5.62 x 3.49)
Double glazed window to front. Radiator. TV unit. UPVC patio doors to;

Conservatory
10'9" x 7'8" (3.29 x 2.35)
Double glazed window surrounds. Door to rear garden.

Landing
Airing cupboard housing hot water tank. Loft access, doors to;

Bedroom One
12'1" x 10'9" (3.69 x 3.30)
Double glazed window to rear. Built in wardrobe. Radiator. Door to;

Bedroom Two
11'5" x 8'1" (3.48 x 2.48)
Double glazed window to front. Radiator.

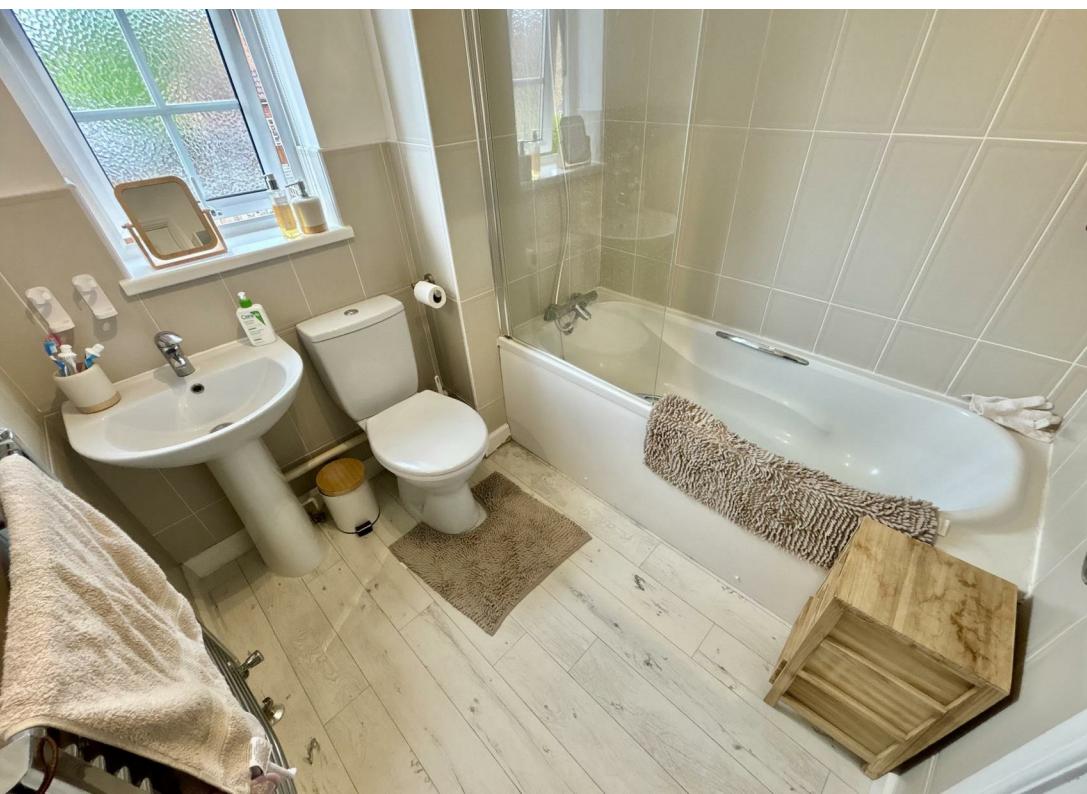
Bedroom Three
Double glazed window to front. Radiator.

Bedroom Four
9'11" x 9'8" (3.04 x 2.95)
Double glazed window to rear. Radiator.

Bathroom
Double glazed window to rear. White suite comprising bath with shower over, low level w/c, pedestal basin. Heated towel rail.

Double Garage
Up and over doors. Power and light. Boarded loft space. Door to garden.

Outside
The rear garden is fully enclosed, mainly laid to lawn with patio and terrace areas. Two sheds. Side gate accessing the front. The front of the property is laid to lawn with path to front door. Hardstanding driveway in front of driveway providing off road parking for two cars.



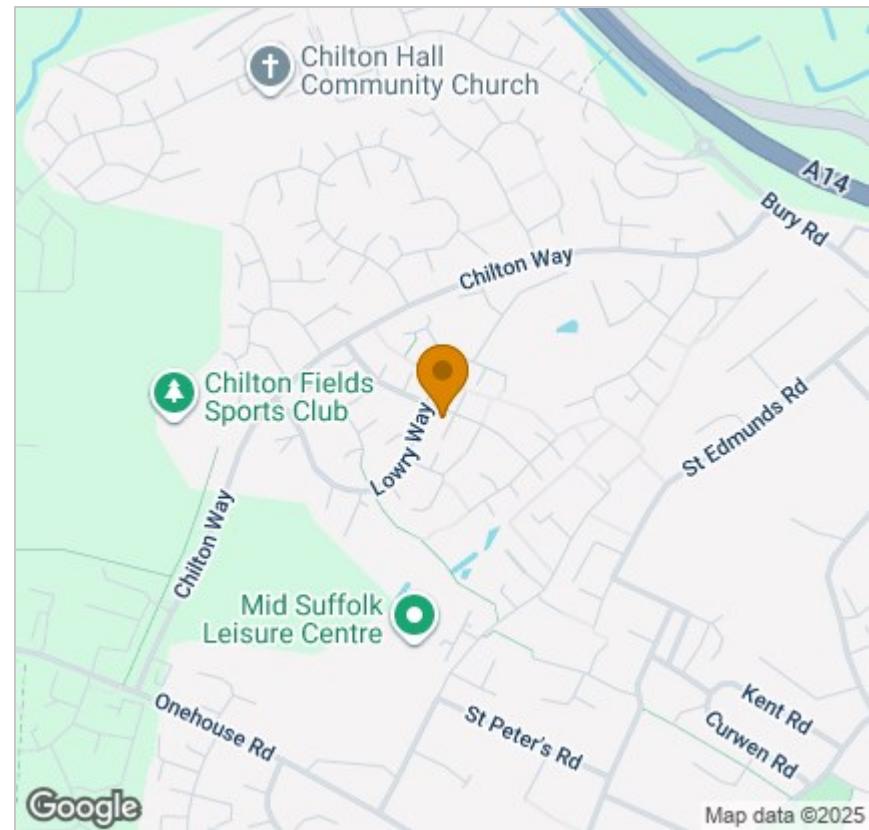
Floor Plan



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.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		85	88
(81-91)			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)			
(81-91)			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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