



Rock Estates



Fuller Way

Stowmarket, IP14 1XJ

Offers in the region of £220,000



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Located on the popular Northfield View estate, this delightful coach house on Fuller Way offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The spacious kitchen/reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The property features a modern bathroom, ensuring that your daily routines are both comfortable and efficient.

The standout features of this coach house is the off road parking space, garage and private outdoor space, a rare find that adds to the overall appeal of the home.

Situated in a friendly neighbourhood, this residence is conveniently located near local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. Whether you are looking to invest in your first home or seeking a tranquil place to settle down, this property on Fuller Way is sure to meet your needs. Don't miss the opportunity to make this charming coach house your new home.

Entrance Porch

Radiator. Stairs to;

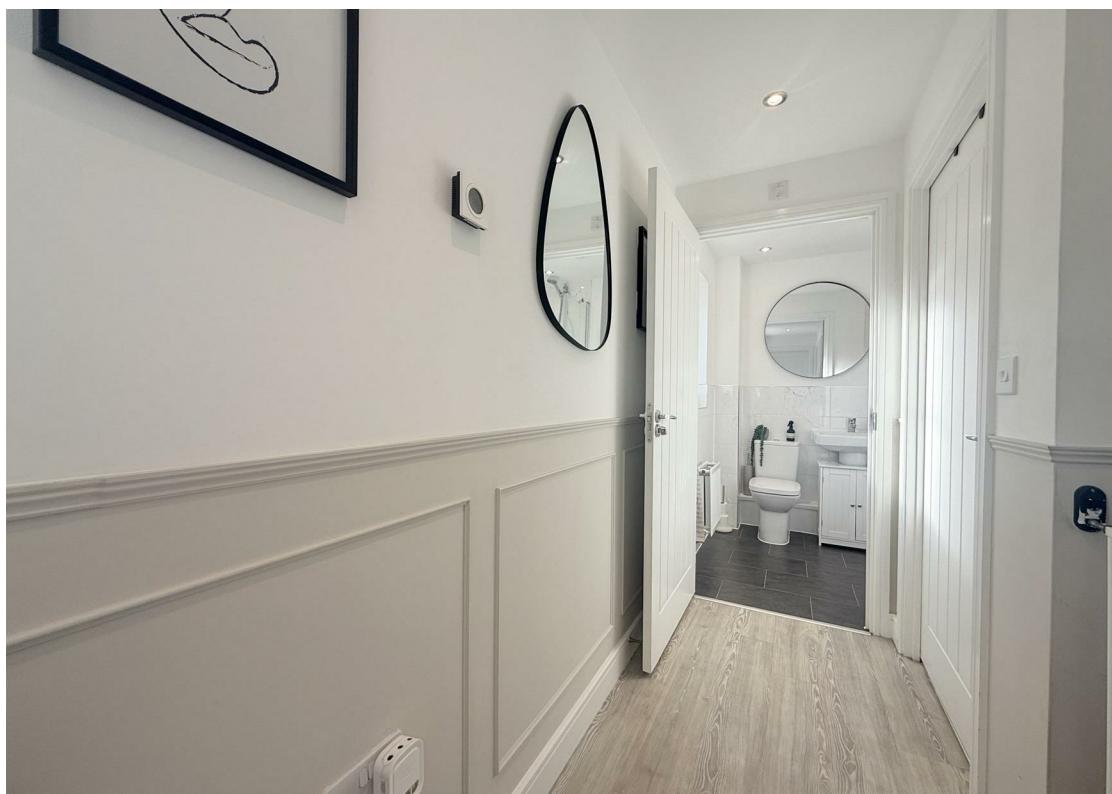
Hallway

Double glazed window to rear. Radiator. Doors to;

Kitchen/Living Room

12'41 x 17'55 (3.66m x 5.18m)

Double aspect double glazed windows to front and rear. Wall and base level units with worksurfaces over. Integrated oven and gas hob with extractor over. Integrated dishwasher, washing machine and fridge/freezer. Inset one and half bowl sink and drainer unit with mixer tap over. TV point. Radiator.





Bedroom One
9'98 x 13'79 max (2.74m x 3.96m max)
Double glazed window to front.
Radiator.

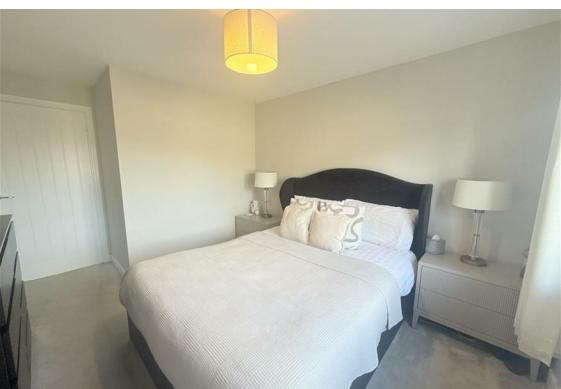
Bedroom Two
13'8 x 10'65 max (4.17m x 3.05m max)
Double glazed window to front.
Radiator.

Bathroom
Double glazed window to rear. White suite comprising bath with shower over. Low level wc. Pedestal basin with mixer tap over. Heated towel rail.

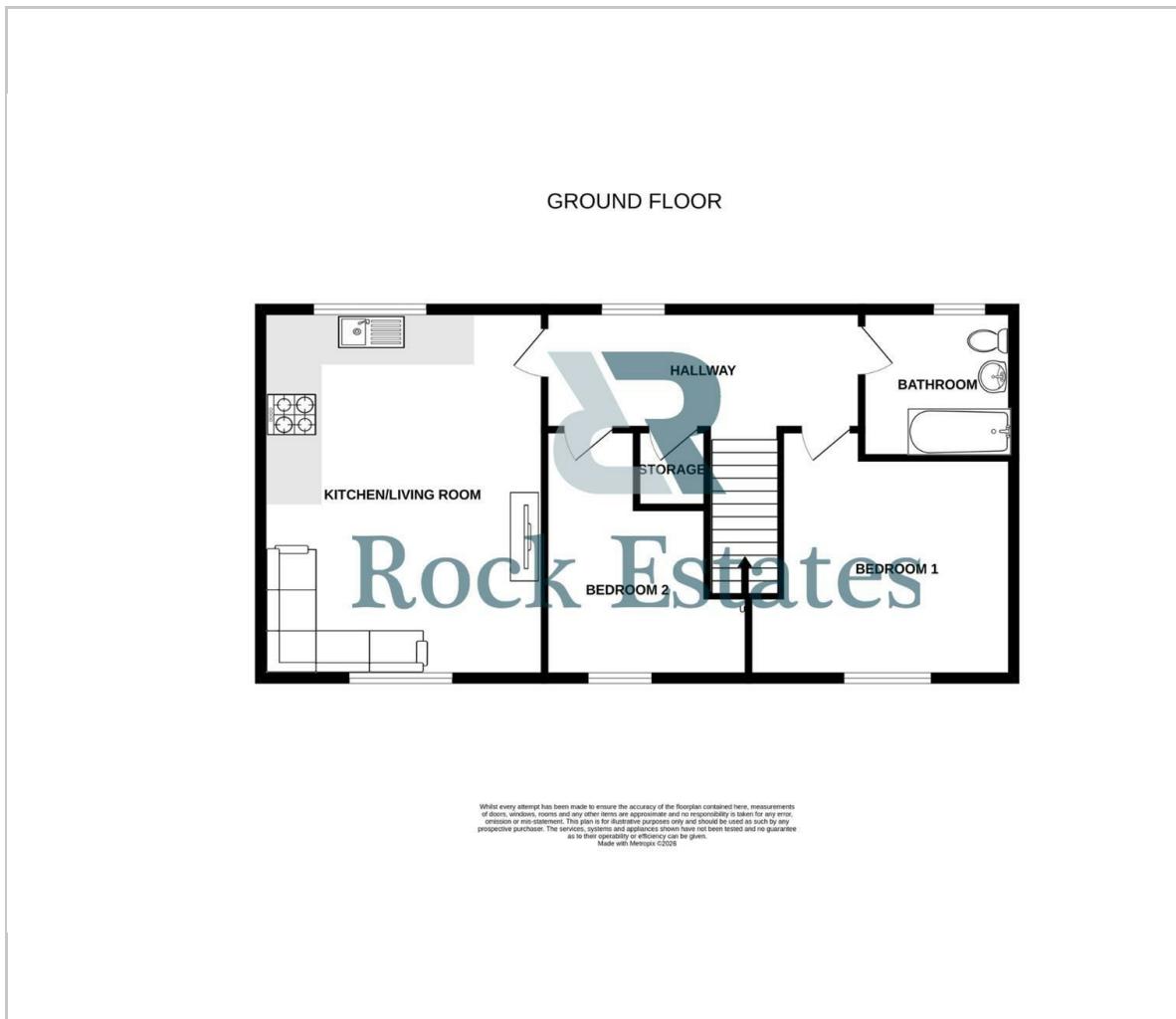
Outside
A particularly rare feature for a coach house, is that the property benefits from a small external hardstanding area. This useful outside space provides practical versatility, ideal for bin storage, bicycles or relaxing in the sunshine. The addition enhances both convenience and functionality, setting the home apart from comparable coach houses.

Garage And Driveway
The property has a driveway providing parking for two cars, and a single garage benefiting from power and light and an up and over door.

Agents Notes
The property will be subject to an annual ground rent charge, amount TBC.



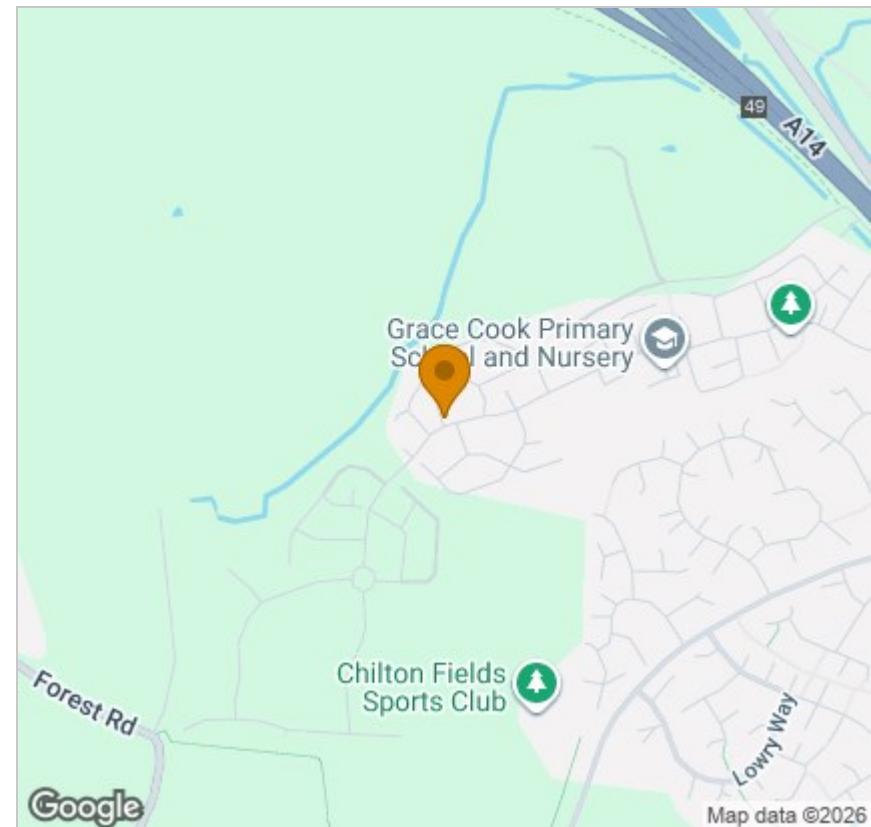
Floor Plan



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) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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