

# BUCKS

PROPERTY AGENTS



33 Lindsey Way, Stowmarket, IP14 2PD

Guide Price £285,000

- Four Bedrooms
- Two Reception Rooms
- Sealed Unit Double Glazed
- Single Garage
- Needs Modernising
- Detached House
- Cloakroom
- Gas Radiator Central Heating
- Off Road Parking For Three Vehicles
- Vacant Possession And No Upward Chain



# 33 Lindsey Way, Stowmarket IP14 2PD

Nestled in the desirable area of Lindsey Way, Stowmarket, this charming detached house presents an excellent opportunity for those seeking a spacious family home. Boasting four well-proportioned bedrooms, this property is perfect for families or those looking for extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, with patio doors from the sitting room leading directly to the rear garden, creating a seamless connection between indoor and outdoor living. The property features a single garage, complete with an up and over door, as well as power and light connected, offering both convenience and additional storage options. With parking available for up to four vehicles, this home is ideal for families with multiple cars or for those who enjoy hosting guests. While the house is in need of modernisation, it presents a blank canvas for potential buyers to create their dream home tailored to their tastes and preferences. The property is offered with vacant possession and no upward chain, ensuring a smooth and straightforward purchasing process.

This delightful home is situated in a peaceful neighbourhood, making it an ideal retreat while still being conveniently located within Stowmarket offering something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich. Don't miss the chance to transform this property into a stunning residence that perfectly suits your lifestyle.



Council Tax Band: C



### Entrance Hall

With window to front, stairs leading to first floor, understairs storage and radiator.

### Sitting Room

With window to front and patio doors leading to rear garden ideal for indoor/outdoor entertaining additionally illuminating the room with natural light, archway leading to dining room, TV point and two radiators.

### Dining Room

With radiator.

### Kitchen

With window to side, range of high and low units, sink and drainer, tiled splashbacks, space for fridge freezer, space for washing machine, boiler on wall, serving hatch, vinyl floor and radiator.

### Cloakroom

With window to front, low level W/C, basin and radiator.

### First Floor Landing

With window to side, shelved airing cupboard housing hot water tank and loft access

### Bedroom One

With window to side and radiator.

### Bedroom Two

With window to side and radiator.

### Bedroom Three

With window to front and radiator.

### Bedroom Four

With window to front and radiator.

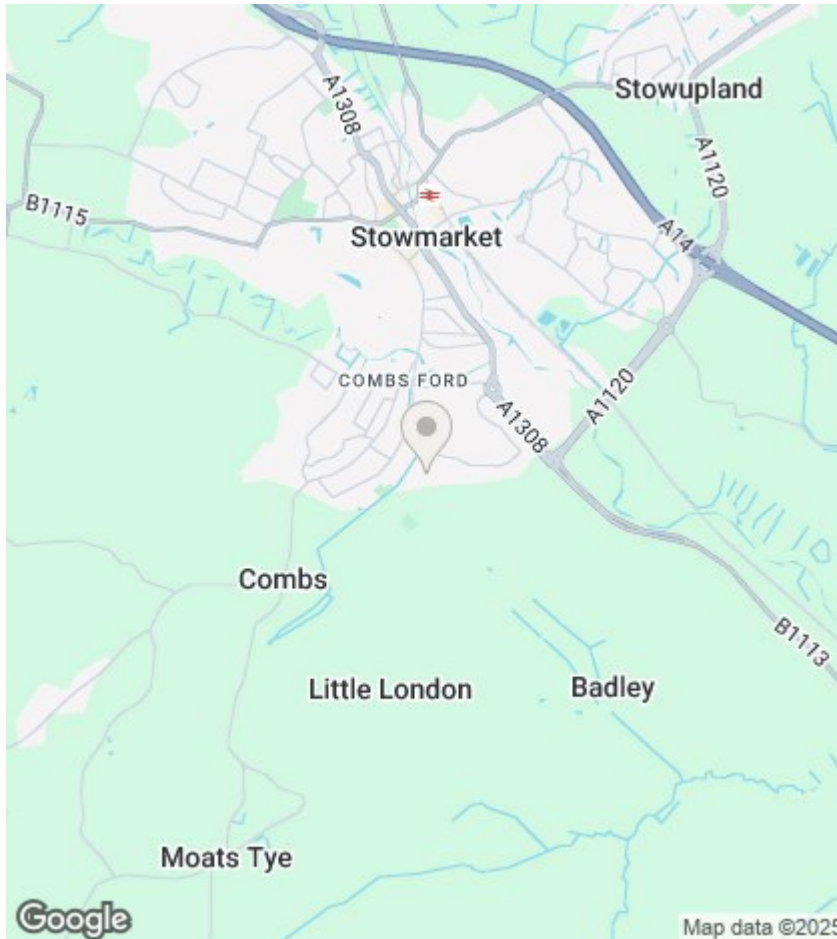
### Bathroom

With window to rear, bath with shower over and mixer tap with shower attachment, shower screen, low level W/C, pedestal basin, extensively tiled walls and radiator.

### Outside

To the front of the property is a driveway leading to a single garage with up and over door and power and light connected, lawn and trees. To the rear of the property with access through a side gate is a rear garden comprising of paving slabs, lawn, mature shrubs and trees, shed and for privacy and seclusion is walled and fenced all around.





## Directions

Market Pl, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Turn right onto Hollingsworth Rd At the roundabout, take the 1st exit onto Ipswich Rd At the roundabout, take the 2nd exit onto Needham Rd Turn left onto Lavenham Wy Turn right onto Lindsey Way Destination will be on the right Arrive: Lindsey Way, Stowmarket IP14 2PD. UK

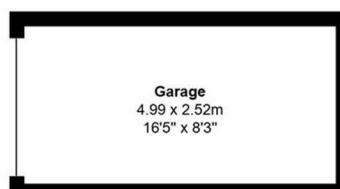
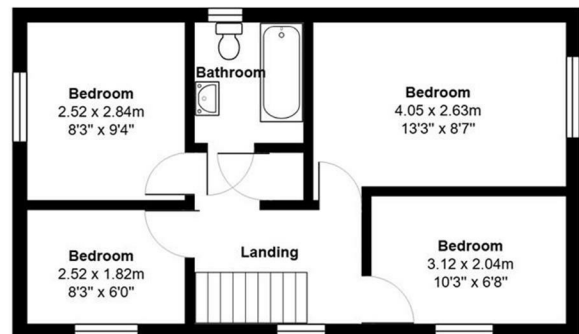
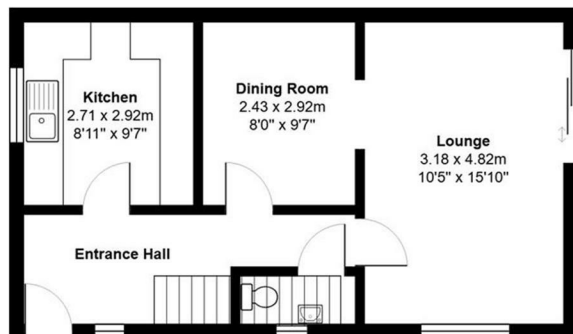
## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 83                      |
| (69-80) <b>C</b>                            | 70      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Total Area: 95.9 m<sup>2</sup> ... 1033 ft<sup>2</sup>