

BUCKS

PROPERTY AGENTS



17 Blake Road, Stowmarket, IP14 1UA

Guide Price £300,000

- Three Bedrooms
- Two Reception Rooms
- Shower Room
- UVPC Windows
- Single Garage and Off Road Parking
- Detached Home
- Conservatory
- Karndean Flooring
- Warm Air Heating System
- Quiet Cul-De-Sac

17 Blake Road, Stowmarket IP14 1UA

Nestled on the charming Blake Road in Stowmarket, this immaculately presented detached house offers a delightful blend of comfort and style. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The inviting sitting room and dining room provide ample room for relaxation and entertaining, creating a warm and welcoming atmosphere.

One of the standout features of this home is the lovely conservatory, which allows natural light to flood in, making it an ideal spot for unwinding at the end of the day. The warm air heating system ensures that the property remains cosy throughout the colder months, providing a comfortable living environment year-round.

For those with vehicles, the property boasts parking for up to three cars, a convenient feature that adds to the overall appeal. This home is not just a place to live; it is a sanctuary that combines practicality with elegance.

Stowmarket offers 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. This beautifully maintained home is certainly worth considering.



Council Tax Band: C



Entrance Hall

With window to side, stairs leading to first floor, understairs cupboard and Karndean floor.

Cloakroom

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

Sitting Room

12'8 x 13'2

With patio doors leading to conservatory filling the room with natural light, TV point, archway leading into dining room and Karndean floor.

Dining Room

10'6 x 8'3

With window to rear and Karndean floor.

Conservatory

9'4 x 14'7

With tiled floor.

Kitchen

8'4 x 10'7

With window to front, range of high and low units, sink and drainer, gas hob with extractor hood and fan, space for fridge freezer, plumbing for washing machine and dishwasher, serving hatch to dining room, door leading to outside and Karndean floor.

First Floor Landing

With window to side and loft access.

Bedroom One

11'4 x 9'6

With window to rear.

Bedroom Two

9'7 x 11

With window to front.

Bedroom Three

9'3 x 6'6

With window to rear.

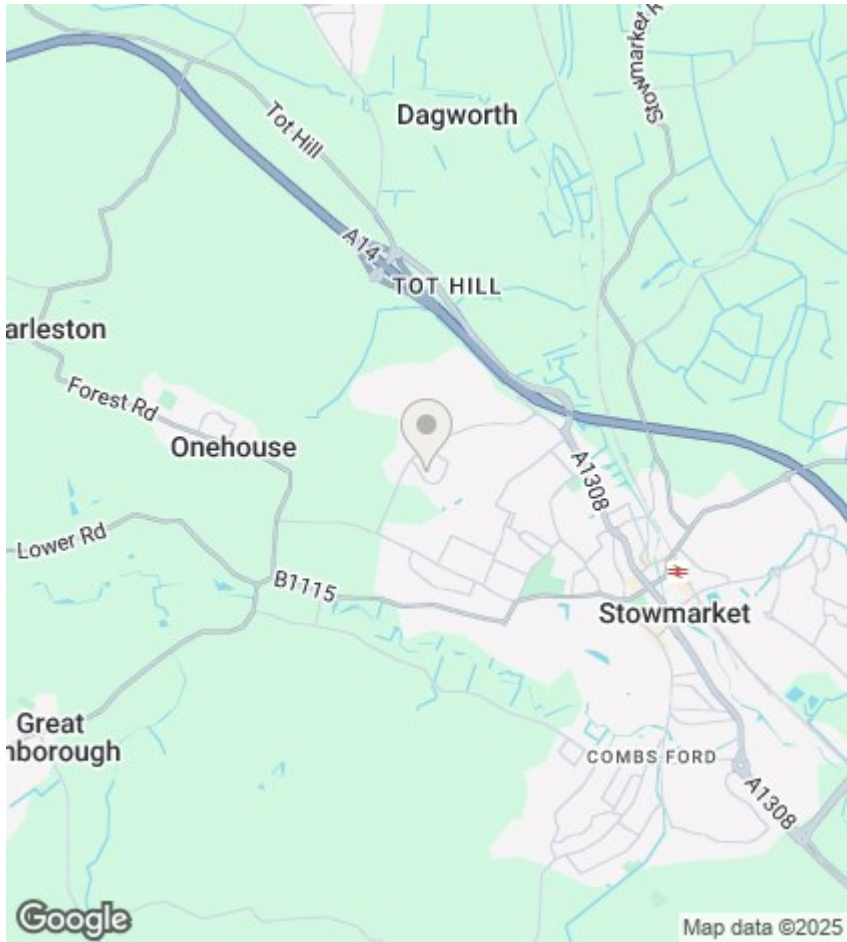
Shower Room

With window to front, walk-in shower cubicle, basin in vanity unit, low level W/C, fully tiled walls, tiled floor and shelved airing cupboard housing boiler and radiator.

Outside

To the front of the property is a pathway leading to the front door with lawn. To the side of the property is a side gate giving access to the rear garden

comprising of patio area ideal for outside entertaining, lawn and shrubs, raised shrub borders, shingle path and for privacy and seclusion is fenced all around. With the property providing off road parking for two vehicles and single garage with up and over door, personnel door to side and power and light.



Directions

Market Place, 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 left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 1st exit onto Bury Rd Slight left towards Chilton Way Slight left onto Chilton Way Turn left onto Spencer Way Turn right onto Blake Rd Turn left to stay on Blake Rd Destination will be on the left Arrive: Blake Road, Stowmarket IP14 1UA, UK

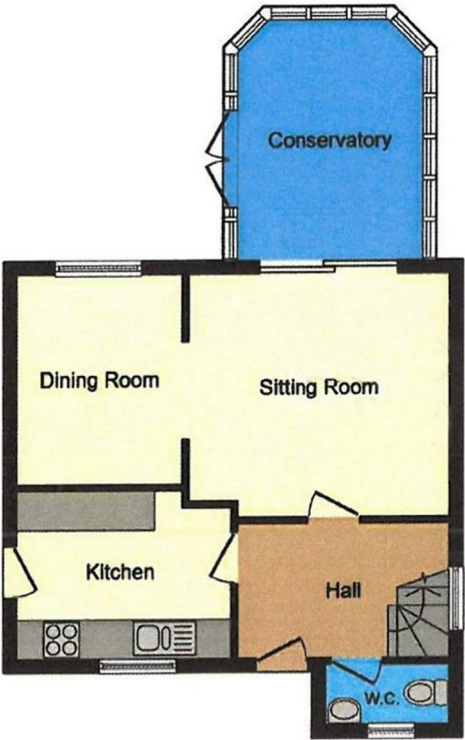
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.