

# BUCKS

PROPERTY AGENTS



5 Takers Lane, Stowmarket, IP14 2AA

Offers Over £350,000

- Three Double Bedrooms
- Two Reception Rooms
- Garden Room
- Gas Radiator Central Heating
- Off Road Parking For Three Vehicles
- Semi-Detached House
- Bathroom and Shower Room
- Sealed Unit Double Glazed
- Extended Property
- Close To Local Amenities

# 5 Takers Lane, Stowmarket IP14 2AA

Nestled in the charming area of Takers Lane, Stowmarket, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned double bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, ensuring that you can host gatherings with ease. The heart of the home is the spacious kitchen/diner, which is perfect for family meals and socialising. Additionally, the garden room offers a lovely space to enjoy the outdoors from the comfort of your home, making it an excellent spot for morning coffee or evening relaxation. The property also features a shower room and a separate bathroom, providing flexibility for busy mornings or accommodating guests. For those with vehicles, the property boasts off-road parking for up to three vehicles, a valuable asset in this area. The garden space further enhances the appeal of this home, offering a private outdoor area for children to play or for gardening enthusiasts to cultivate their green thumbs.

In summary, this semi-detached house on Takers Lane is a wonderful opportunity for anyone looking to settle in 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. With its generous living spaces, convenient amenities, and a lovely garden, it is a property that truly feels like home. Do not miss the chance to make this charming residence your own.



Council Tax Band: C



### Entrance Hall

With stairs leading to first floor, understairs storage area, tiled floor and radiator.

### Sitting Room

With bay window to front filling the room with natural light, electric fire with marble hearth, TV point, floorboards and radiator.

### Kitchen/Diner

With door leading to outside, range of high and low units, sink and drainer, range cooker, plumbing for washing machine, space for tumble dryer, American fridge freezer, built-in cupboard housing Combi boiler, water softener and tiled floor.

### Further Sitting Room

With open fireplace, TV point, floorboards and radiator.

### Garden Room

With French doors leading to rear, laminate floor and radiator.

### Shower Room

With window to side, double shower cubicle, low level W/C, pedestal basin, tiled floor and heated towel rail.

### First Floor Landing

With window to side, office area, loft access and radiator.

### Bedroom One

With bay window to front, built-in cupboard and radiator.

### Bedroom Two

With window to rear and radiator.

### Bedroom Three

With window to front and velux window and radiator.

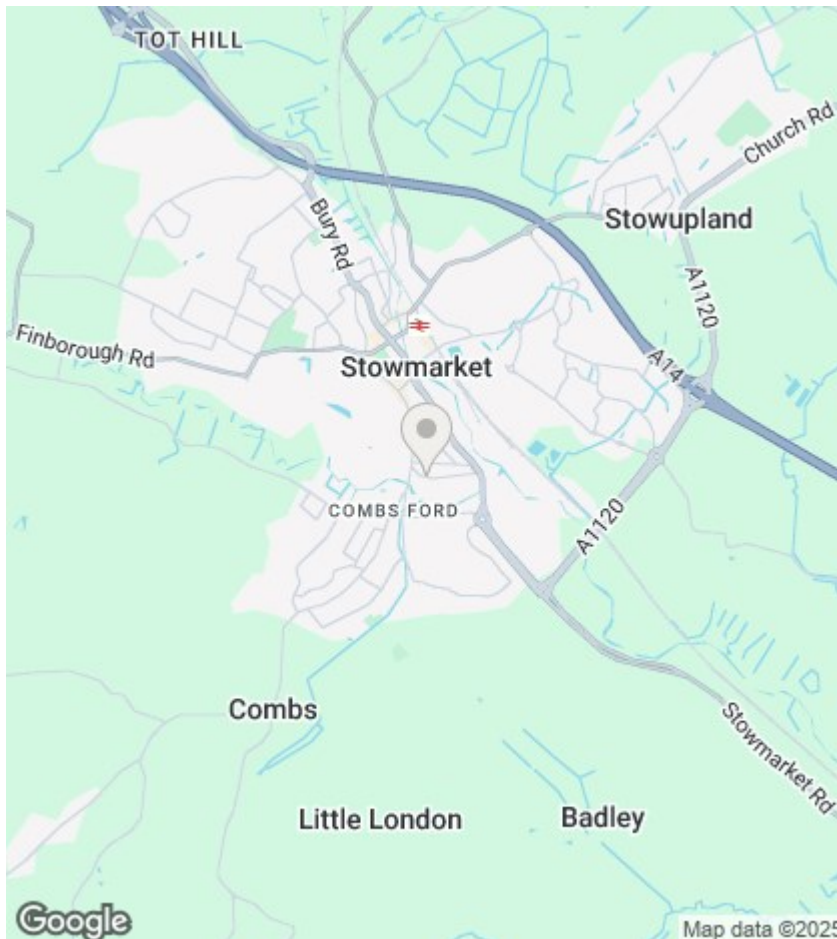
### Bathroom

With window to rear and Velux window, low level W/C, pedestal basin, 2mx1m shower cubicle, roll top bath, vinyl floor, radiator and heated towel rail.

### Outside

To the front of the property is a paved driveway providing off road parking for three vehicles, raised brick wall, side shrub borders and outside tap. To the rear of the property with access through a side gate is a rear garden comprising of patio area ideal

for outside entertaining, paving stones, lawn, hardstanding area, large shed with power and light connected, outside tap and for privacy and seclusion is 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 Parts of this road may be closed at certain times or on certain days Turn left onto Takers Ln Turn left Destination will be on the right Arrive: Takers Lane, Stowmarket IP14 2AA, UK

## Viewings

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

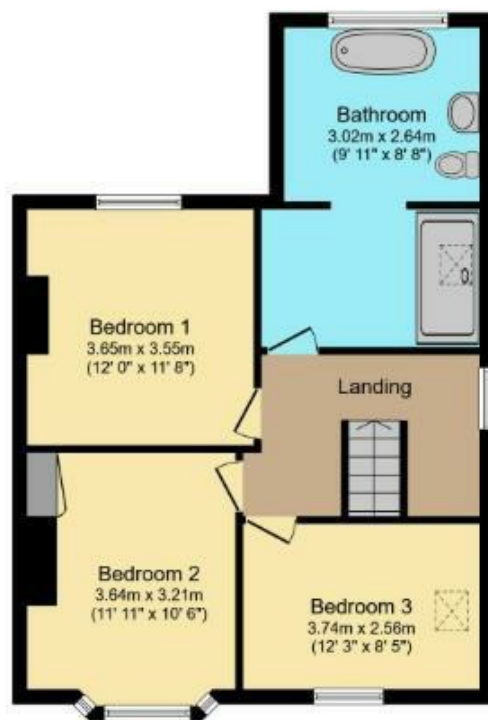
## EPC Rating:

D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 65      | 76                      |
| (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 |



Ground Floor



First Floor