

# BUCKS

PROPERTY AGENTS



1 Phoenix Way, Stowmarket, IP14 5FB

Guide Price £450,000

- Five Bedrooms
- Two Reception Rooms
- Utility Room
- Sealed Unit Double Glazed
- Single Garage
- Detached House
- Kitchen/Diner
- En-Suites to Two Bedrooms
- Gas Radiator Central Heating
- Off Road Parking For One Vehicle



# 1 Phoenix Way, Stowmarket IP14 5FB

Nestled in the desirable area of Phoenix Way, Stowmarket, this impressive detached house offers a perfect blend of space, comfort, and modern living. With five generously sized bedrooms, this property is ideal for families seeking room to grow or those who enjoy hosting guests. Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertainment. The sitting room features elegant French doors that open directly into the rear garden, creating a seamless connection between indoor and outdoor living. The kitchen diner is equally delightful, also boasting French doors that lead to the garden, making it a perfect spot for family meals or gatherings with friends. The property further benefits from four well-appointed bathrooms, ensuring convenience for all residents and guests. A utility room adds practicality to daily chores, while a cloakroom enhances the overall functionality of the home. For those with vehicles, there is parking available for one car, along with a single garage that is equipped with power and light, providing additional storage or workspace. The personnel door to the side of the garage adds an extra layer of accessibility.

This home is not just a place to live; it is a sanctuary that offers a wonderful lifestyle in a sought-after location. With its spacious layout and modern amenities, this property is a rare find and is sure to attract considerable interest within 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. Do not miss the opportunity to make this exceptional house your new home.

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Council Tax Band: E



### Entrance Hall

With stairs leading to first floor, understairs cupboard, vinyl floor and radiator.

### Sitting Room

With window to front, two full length windows to rear and French doors leading to rear ideal for indoor/outdoor entertaining additionally illuminating the room with natural light, TV point, gas fire and two radiators.

### Dining Room

With windows to front and side and radiator.

### Kitchen/Diner

With windows to side and rear and French doors leading to outside filling the room with natural light, range of high and low units, sink and drainer, matching worktops and splashbacks, tiled splashbacks, breakfast bar, electric hob with extractor hood and fan, electric oven, space for American fridge freezer, cupboard housing boiler, tiled floor and radiator.

### Utility Room

With window to side, range of high and low level units, stainless steel sink and drainer, tiled splashbacks, plumbing for washing machine, space for tumble dryer and radiator.

### Cloakroom

With window to rear, low level W/C, pedestal basin, 1/2 tiled walls, vinyl floor and radiator.

### First Floor Landing

With window to front and rear, shelved airing cupboard housing hot water tank, built-in cupboard with hanging rail and radiator.

### Bedroom One

With windows to front and side, two built-in wardrobes and radiator.

### En-Suite

With double shower cubicle, low level W/C, pedestal basin, shaver point, tiled splashbacks, tiled floor, and radiator.

### Bedroom Two

With windows to rear and side and radiator.

### En-Suite

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

### Bedroom Five

With window to front and radiator.

### Bathroom

With window to rear, bath with mixer tap and shower attachment, low level W/C, pedestal basin, shaver point, tiled splashbacks, tiled floor and radiator.

### Second Floor Landing

With Velux window.

### Bedroom Three

With Velux window and window to front and radiator.

### Bedroom Four

With window to front, large eaves storage and radiator.

### Shower Room

With shower cubicle, low level W/C, pedestal basin, shaver point, tiled splashbacks and radiator.

### Outside

To the front and side of the property are wrought iron railings, shingle, glass, paving stones leading to the front door and driveway leading to single garage with up and over door, personnel door to side and power and light connected and off road parking for one vehicle. To the rear of the property with access through side gate is a rear garden comprising of patio area ideal for outside entertaining, artificial grass, raised decking and for privacy and seclusion is walled and fenced all around.





## 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 right onto Gipping Way/A1308 Turn left onto Navigation Approach At the roundabout, take the 1st exit onto Phoenix Way Arrive: Phoenix Way, Stowmarket IP14 5FB, 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>		
(69-80) <b>C</b>	70	80
(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	



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Should every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for guidance purposes only and should be used as such for only preliminary purposes. The accuracy, completeness and appropriateness of the plan have not been tested and no guarantee as to their accuracy or efficiency can be given. Please ask Manager 01449 614700.