

# BUCKS

PROPERTY AGENTS



11 Purcell Road, Stowmarket, IP14 1TW

Offers Over £300,000

- Three Bedrooms
- Kitchen/Diner
- Conservatory
- Gas Radiator Central Heating
- Single Garage
- Detached House
- Cloakroom
- UVPC Windows
- Combi Boiler
- Cul-De-Sac Location



# 11 Purcell Road, Stowmarket IP14 1TW

Nestled on the charming Purcell Road in Stowmarket, this delightful detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features a welcoming reception room, providing a warm and inviting atmosphere for relaxation and entertaining. The heart of the home is the spacious kitchen/diner, which boasts patio doors that lead to a lovely conservatory. This bright and airy space is perfect for enjoying morning coffee or hosting gatherings with friends and family. The conservatory enhances the living area, allowing natural light to flood in and creating a seamless connection to the garden. Additionally, the property includes two bathrooms, ensuring convenience for all residents. A cloakroom adds to the practicality of the home, making it easy to manage daily routines. The presence of a combi boiler ensures efficient heating and hot water, contributing to the overall comfort of the house. For those with vehicles or additional storage needs, a single garage is included, providing secure parking and extra space for belongings.

This property on Purcell Road is not just a house; it is a place where memories can be made. With its desirable features and excellent location, it presents a wonderful opportunity for anyone looking to settle in the vibrant community of 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.



Council Tax Band: C



### Entrance Hall

With tiled floor.

### Sitting Room

With window to front and side, stairs leading to first floor, understairs cupboard, TV point and radiator.

### Kitchen/Diner

With window to rear and patio doors in dining area leading to conservatory filling the room with natural light, range of high and low units, sink and drainer, tiled splashbacks, induction hob, electric oven, space for fridge freezer and tumble dryer and plumbing for washing machine.

### Conservatory

With vaulted ceiling, tiled floor and radiator.

### Cloakroom

With window to side, low level W/C, basin in vanity unit and tiled floor.

### First Floor Landing

With shelved airing cupboard housing Combi boiler and loft access.

### Bedroom One

With window to rear, built-in wardrobes with sliding doors and radiator.

### Bedroom Two

With window to front and radiator.

### Bedroom Three

With window to front and radiator.

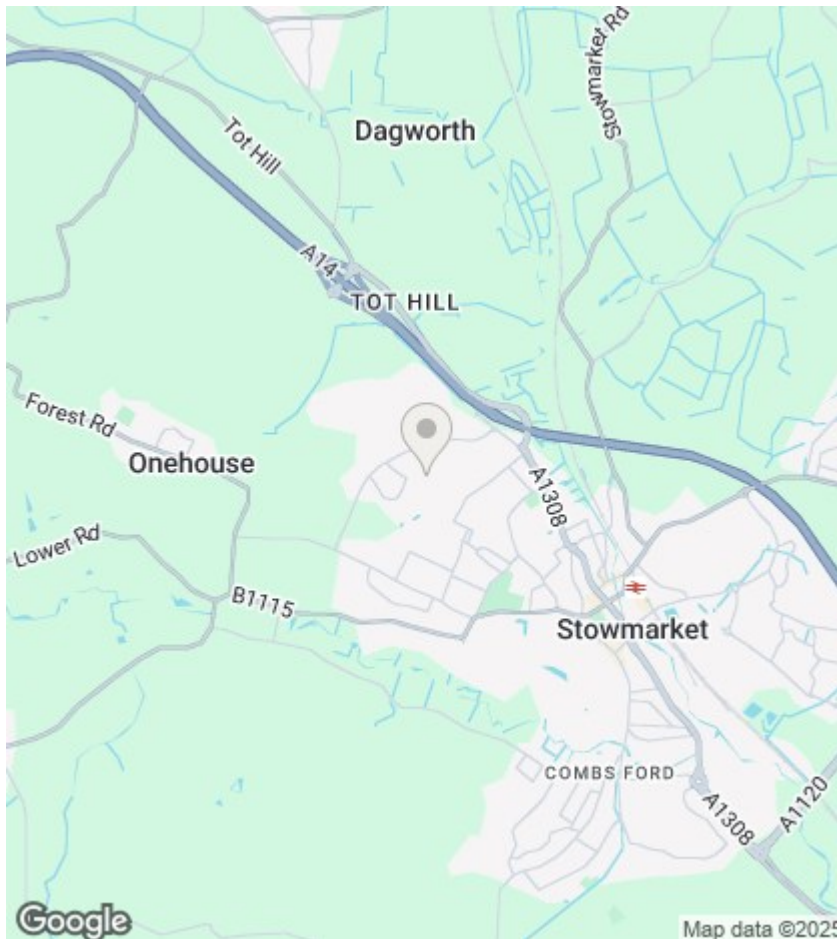
### Bathroom

With window to side, bath with shower over, low level W/C, basin in vanity unit with storage, fully tiled walls, tiled floor and heated towel rail.

### Outside

To the front of the property is a pathway leading to the front door, lawn and side gate either side of the property. To the rear of the property is a rear garden comprising of patio area ideal for outside entertaining, lawn, further patio area, shrub borders, trees and for privacy and seclusion is fenced all around. With a single garage with up and over door providing off road parking for one vehicle.





## 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 Hall Rd Turn right to stay on Hall Rd Turn right onto Purcell Rd Destination will be on the right Arrive: Purcell Road, Stowmarket IP14 1TW, 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>		86
(69-80) <b>C</b>	74	
(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

