

# BUCKS

— PROPERTY AGENTS —



89 Melford Road, Stowmarket, IP14 2PT

Offers In Excess Of £220,000

- Two Bedrooms
- Extended Property
- Single Garage En Bloc
- Sealed Unit Double Glazing
- Semi Detached Home
- Two Reception Rooms
- Off Road Parking for 1 Vehicle
- Gas Radiator Central Heating



# 89 Melford Road, Stowmarket IP14 2PT

Nestled on Melford Road in the charming town of Stowmarket, this delightful semi-detached house offers a perfect blend of comfort and convenience. With two well-proportioned reception rooms, this property is ideal for both relaxation and entertaining. The home boasts two spacious bedrooms, providing ample space for rest and personalisation. The bathroom is thoughtfully designed, catering to the needs of modern living. The sitting room features elegant French doors that open directly into the garden, allowing for a seamless transition between indoor and outdoor living. An extension to the property enhances its appeal, offering additional living space that can be tailored to your lifestyle.

For those with vehicles, the property includes parking for one car, along with a single garage en bloc, ensuring that you have plenty of room for storage or hobbies. The location is particularly advantageous, being in close proximity to local schools, making it an excellent choice for families. This property presents a wonderful opportunity for anyone seeking a comfortable home in a friendly community, with its appealing features and convenient location.

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. It is sure to attract interest from a variety of buyers. Don't miss the chance to make this charming house your new home.



Council Tax Band: B



### Entrance Porch

With window to front, laminate flooring and radiator.

### Sitting Room

Two Velux windows, vaulted ceiling, full length window to rear and French doors leading into the rear garden, TV point and radiator.

### Kitchen

With window to side, laminate flooring, range of high and low level units, sink and drainer, tiled splashbacks, electric double oven at eye level, induction hob with extractor hood and fan, space for fridge freezer, plumbing for washing machine and slimline dishwasher.

### Dining Room/Office

With window to front, stairs leading to the first floor, understairs cupboard and two radiators.

### First Floor Landing

Loft access.

### Bedroom One

With window to front and radiator.

### Bedroom Two

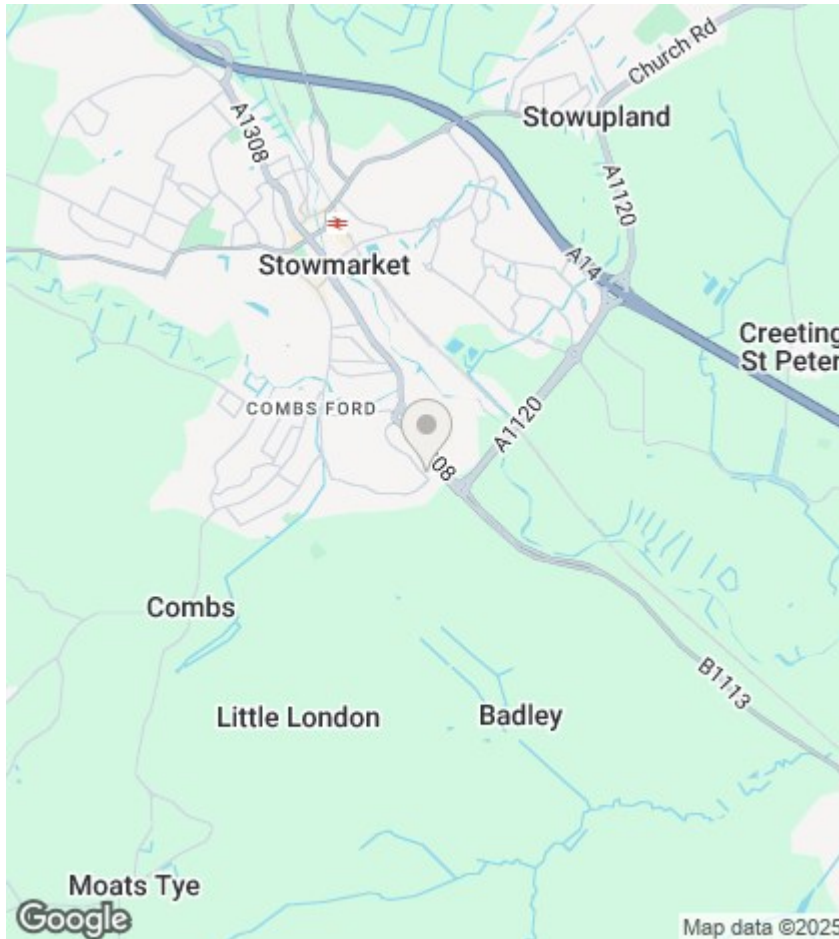
With window to rear, cupboard which houses the combi boiler and radiator.

### Bathroom

Window to side, laminate flooring, bath with shower overhead, basin within vanity unit, W/C, recess storage area and heated towel rail.

### Outside

To the front of the property is a pathway leading to the front door with lawn, shrubs and bin storage are. A side gate leads to the rear of the property giving access to the garden with patio area, lawn and is fenced all round for privacy and seclusion. There is a single garage en bloc with one off road parking space.



## 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 At the roundabout, take the 3rd exit onto Melford Rd Arrive: Melford Road, Stowmarket IP14 2PT, 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		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Floorplan for 2 bedroom semi-detached house for sale in Melford Road, Stowmarket - Offers in Excess of £200,000  
Master Floorplan Image

Print

