

# BUCKS

PROPERTY AGENTS



14 St. Marys Road, Stowmarket, IP14 1LP

Price £240,000

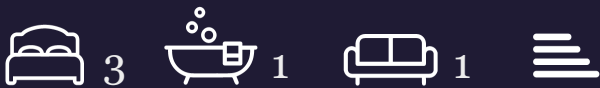
- Three Double Bedrooms
- Kitchen/Diner
- UPVC Windows
- Off Road Parking For Two Vehicles
- Cul-De-Sac Location
- Semi-Detached House
- Cloakroom
- Gas Radiator Central Heating
- Single Garage



# 14 St. Marys Road, Stowmarket IP14 1LP

Situated in a tranquil cul-de-sac on St. Marys Road, Stowmarket, this charming semi-detached house offers a delightful blend of comfort and convenience. With three well-proportioned double bedrooms, this property is perfect for families or those seeking extra space. The inviting reception room provides a warm atmosphere for relaxation and entertaining. The heart of the home is the spacious kitchen/diner, which features patio doors that open directly into the rear garden, allowing for seamless indoor-outdoor living. This space is ideal for hosting gatherings or enjoying quiet family meals. Additionally, the property boasts a convenient cloakroom, enhancing the practicality of daily living. For those with vehicles, the property includes off-road parking for two vehicles, ensuring ease of access. A single garage, equipped with power and light, offers further storage options or the potential for a workshop.

This residence is situated in a peaceful area, making it an ideal retreat with its appealing features and excellent location. This semi-detached house on St. Marys Road is a wonderful opportunity for anyone looking to settle in 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: B



### Entrance Hall

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

### Sitting Room

With window to front, TV point and radiator.

### Kitchen/Diner

With window to rear and patio doors leading to rear ideal for indoor/outdoor entertaining additionally filling the room with natural light, range of high and low units, ceramic sink and drainer, tiled splashbacks, space for cooker, plumbing for washing machine, boiler on the wall, door leading to outside, vinyl floor and radiator.

### Cloakroom

With window to side, low level W/C, basin and 1/2 tiled walls.

### First Floor Landing

With window to side, shelved airing cupboard housing hot water tank and loft access.

### Bedroom One

With window to front, built-in double wardrobe and radiator.

### Bedroom Two

With window to rear, built-in double wardrobe and radiator.

### Bedroom Three

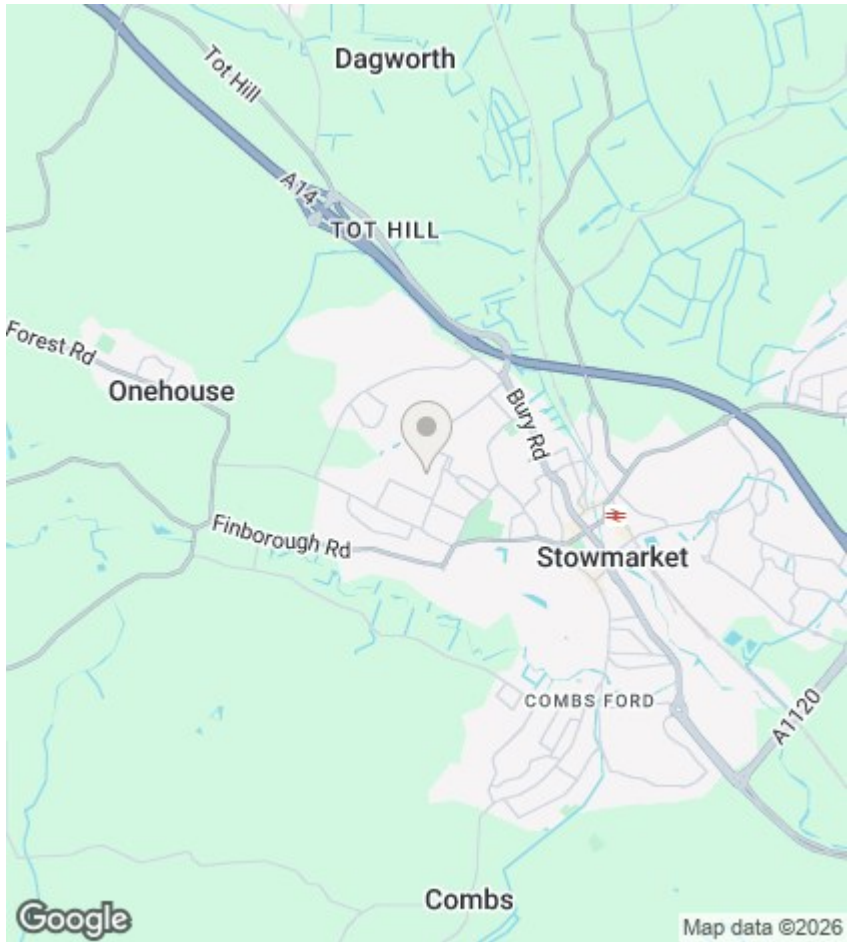
With window to front and radiator.

### Bathroom

With window to rear, bath with shower over, shower screen, low level W/C, pedestal basin, extensively tiled walls, non-slip floor and heated towel rail.

### Outside

To the front of the property is a shingle driveway providing off road parking for two vehicles. To the rear of the property with access through a side gate is a rear garden comprising of patio area ideal for outside entertaining, slate area, raised shrubs, paving stones and for privacy and seclusion is 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 left onto Gipping Way/A1308 Go through 1 roundabout Turn left onto St Edmunds Rd Turn left onto Kingsmead Rd Turn right onto Silverdale Ave Turn right onto St Mary's Rd Destination will be on the left Arrive: St Mary's Rd, Stowmarket IP14 1LP, UK

## Viewings

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

## EPC Rating:

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>		
(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	