

# BUCKS

PROPERTY AGENTS



27 Treeview, Stowmarket, IP14 1SS

Offers Over £300,000

- Three Double Bedrooms
- Two Reception Rooms
- Sealed Unit Double Glazed
- Combi Boiler
- Off Road Parking For One Vehicle
- Detached House
- En-Suite To Master Bedroom
- Gas Radiator Central Heating
- Single Garage
- Close to Local Amenities

# 27 Treeview, Stowmarket IP14 1SS

Located in the charming area of Treeview, Stowmarket, this delightful detached house offers a perfect blend of comfort and convenience. With three well-proportioned double bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families or those seeking extra space. The heart of the home features a welcoming sitting room, enhanced by patio doors that open directly to the rear garden, allowing for a seamless flow between indoor and outdoor living. The dining room provides an excellent space for entertaining guests or enjoying family meals. Practicality is key, with off-road parking available for one vehicle, alongside a single garage that boasts an up-and-over door, as well as power and light connected for added functionality. The property is equipped with a modern combi boiler, ensuring efficient heating and hot water throughout the year.

This residence not only offers a comfortable living environment but also benefits from its desirable location 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. Whether you are looking to settle down or invest, this property presents a wonderful opportunity to create a home tailored to your needs.



Council Tax Band: C



### Entrance Hall

With window to side, stairs leading to first floor, LVT floor and radiator.

### Sitting Room

17'10" x 10'7"

With window to front and patio doors leading to rear ideal for indoor/outdoor entertaining and additionally filling the room with natural light, TV point, Granite fireplace and surround and two radiators.

### Dining Room

9'4" x 10'4"

With window to front, understairs cupboard, LVT floor and radiator.

### Kitchen

8'1" x 13'6"

With window to rear, range of modern high and low units, sink and drainer, tiled splashbacks, electric hob with extractor hood and fan, eye level electric oven, integrated fridge freezer and dishwasher, plumbing for washing machine, boiler on the wall, door leading to rear, LVT floor and radiator.

### Cloakroom

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

### First Floor Landing

With built-in shelved cupboard and loft access.

### Bedroom One

11'6" x 8'0"

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

### En-Suite

With window to rear, corner shower cubicle with shower boarding, low level W/C, basin in vanity unit, laminate floor and heated towel rail.

### Bedroom Two

8'0" x 10'7"

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

### Bedroom Three

9'5" x 9'9"

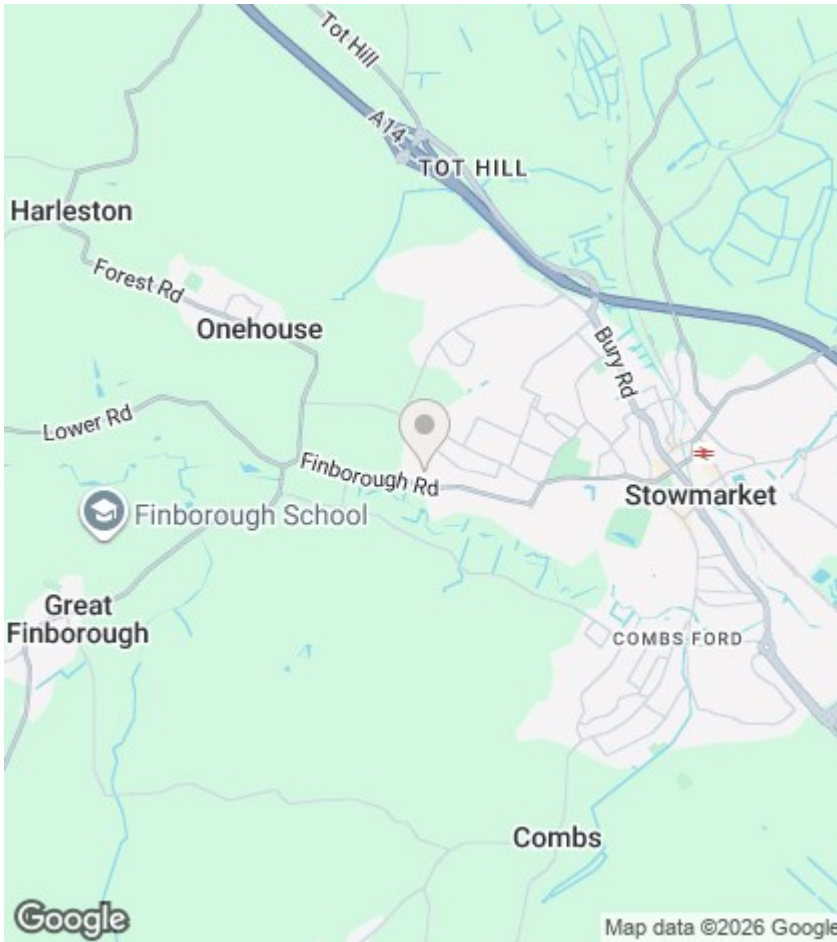
With window to rear, built-in double wardrobe and radiator.

### Bathroom

With window to rear, bath with shower over, shower screen, low level W/C, pedestal basin, extensively tiled walls, vinyl floor and radiator.

### Outside

To the front and side of the property is a paving stones pathway leading to the front door, mature shrubs and trees, pathway leading to side gate with slate, shrubs and trees. To the rear of the property is a rear garden comprising of patio area ideal for outside entertaining, shrub borders, shed, steps to rear door, steps down to garage and for privacy and seclusion is fenced and brick wall all around. With a single garage with window to side, personnel door to side, up and over door and power and light connected with the addition of 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 Onehouse Rd Turn right onto Thirlmere Dr Turn right onto Treeview Destination will be on the right Arrive: Treeview, Stowmarket IP14 1SS, 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

