

BUCKS

PROPERTY AGENTS



16 Hall Road, Stowmarket, IP14 1TN

Offers Over £350,000

- Four Bedrooms
- Two Reception Rooms
- Summerhouse/Home Office
- Gas Radiator Central Heating
- Solar Panels
- Detached House
- Shower Room And Bathroom
- Sealed Unit Double Glazed
- Single Garage And Off Road Parking
- No Upward Chain

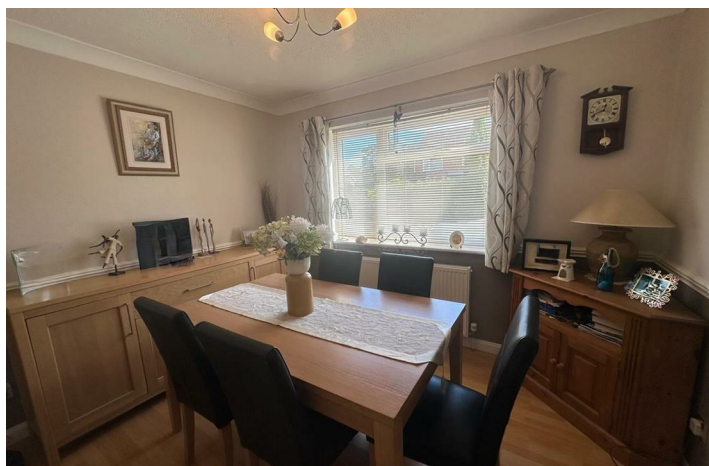
16 Hall Road, Stowmarket IP14 1TN

Nestled on Hall Road in the charming town of Stowmarket, this delightful detached house offers a perfect blend of comfort and practicality. With four well-proportioned bedrooms, this home is ideal for families or those seeking extra space located within a quiet cul-de-sac location. The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests. Convenience is key, with a shower room located downstairs and a family bathroom upstairs, ensuring that morning routines run smoothly. The well-maintained garden features a summerhouse that serves as a versatile home office, complete with power and light, making it an excellent space for remote work or hobbies. For those with vehicles, the property includes off-road parking for two vehicles, along with a single garage that also has power and light connected. This added feature enhances the practicality of the home, providing secure storage or additional workspace. One of the standout features of this property is the absence of an upward chain, allowing for a smoother and more straightforward purchasing process.

Overall, this property on Hall Road presents a wonderful opportunity for anyone looking to settle in a peaceful area while enjoying the benefits of modern living within 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. With its spacious layout and thoughtful amenities, it is sure to appeal to a wide range of buyers.



Council Tax Band: D



Entrance Hall

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

Sitting Room

With windows to rear and French doors leading to rear garden ideal for indoor/outdoor entertaining additionally illuminating the room with natural light, TV point and two radiators.

Dining Room

With window to front, laminate floor and radiator.

Kitchen

With window to front and door leading to garage, range of high and low units, sink and drainer, induction hob with extractor hood and fan, electric oven, integrated fridge freezer and dishwasher, water softener and fully tiled walls.

Shower Room

With window to side, corner shower cubicle, low level W/C, basin in vanity unit, wood panelling, 1/2 tiled walls, vinyl floor and heated towel rail.

First Floor Landing

With shelved airing cupboard housing hot water tank and loft access.

Bedroom One

With window to front, fitted wardrobes with up and over storage and radiator.

Bedroom Two

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

Bedroom Three

With window to front, fitted wardrobes with up and over storage and radiator.

Bedroom Four

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

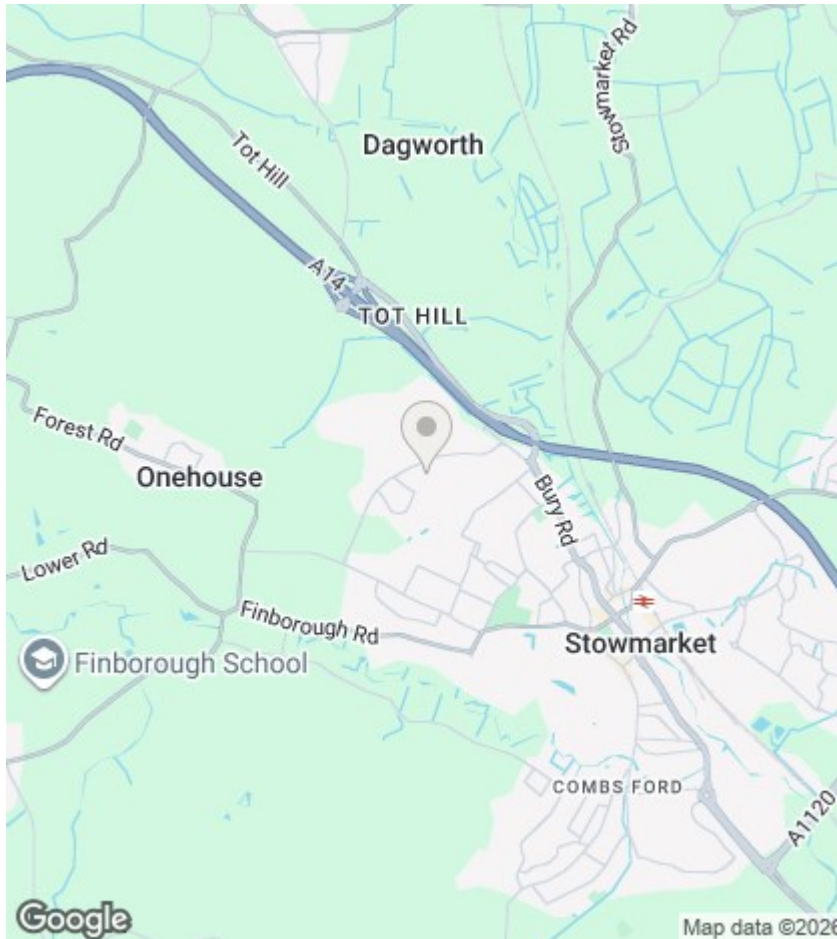
Bathroom

With window to side, bath with mixer tap and shower attachment, low level W/C, basin in vanity unit, tiled walls, vinyl floor and radiator.

Outside

To the front of the property is a block paved driveway leading to single garage with electric roller door, power and light connected and plumbing for washing machine, pathway leading to front door

with shrub borders. To the rear of the property with access through side gate is a rear garden comprising of composite decking area ideal for outside entertaining, lawn, shrub borders, raised pond, summerhouse/home office with power and light connected and for privacy and seclusion is fenced all around.



Directions

Market Pl, 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 left to stay on Hall Rd Destination will be on the right Arrive: Hall Road, Stowmarket IP14 1TN, UK

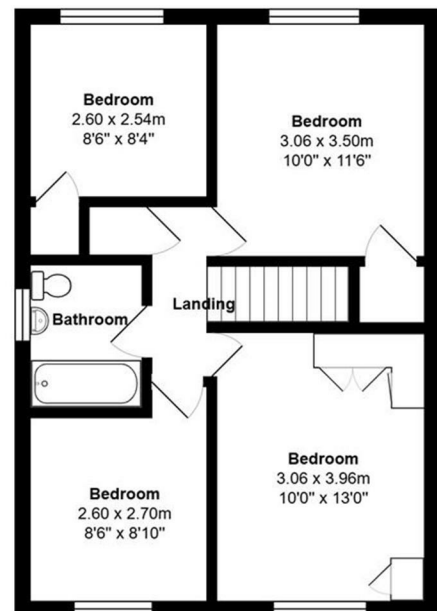
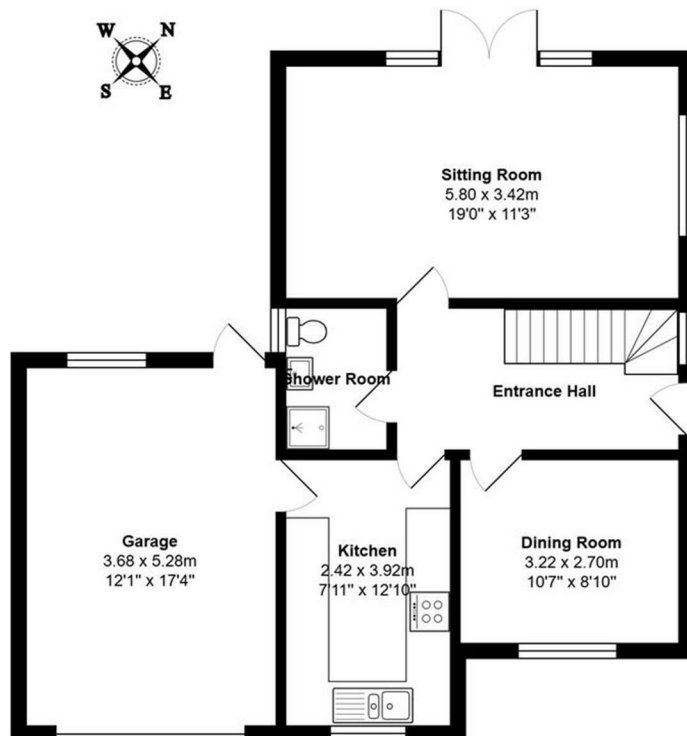
Viewings

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

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 122.2 m² ... 1316 ft²

All measurements are approximate and for display purposes only