

BUCKS

PROPERTY AGENTS



37 Lavenham Way, Stowmarket, IP14 2BJ

Offers In Excess Of £250,000

- Three Bedrooms
- Two Reception Rooms
- Shower Room
- Sealed Unit Double Glazed Installed 2023
- Off Road Parking For Three Vehicles
- Semi-Detached House
- Conservatory
- Night Storage Heaters
- Single Garage
- Vacant Possession and No Upward Chain

37 Lavenham Way, Stowmarket IP14 2BJ

Welcome to the charming area of Lavenham Way, Stowmarket, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, while the conservatory adds a touch of elegance and serves as a perfect spot to enjoy the garden views throughout the seasons. The property features a modern shower room, ensuring convenience for daily routines. Additionally, the single garage and off-road parking for up to four vehicles make this home particularly appealing for those with multiple cars or visitors. One of the standout features of this property is the vacant possession and the absence of an upward chain, allowing for a smooth and straightforward purchasing process. This home is ready for you to move in and make it your own.

With its prime location in Stowmarket, residents can enjoy the benefits that Stowmarket has to offer 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, making it an ideal choice for those seeking a blend of tranquillity and accessibility. This semi-detached house is not just a property; it is a place where memories can be made. Don't miss the chance to view this wonderful home.



Council Tax Band: B



Entrance Porch

Sitting Room

With window to front, understairs cupboard, built-in cupboard, chimney, gas fire and night storage heater.

Dining Room

With window to front and night storage heater.

Kitchen

With windows to rear and side, range of high and low units, stainless steel sink and drainer, space for cooker, space for fridge freezer, plumbing for washing machine, built-in cupboard, pantry, vinyl floor and night storage heater.

Rear Hall

With stairs leading to first floor, shelved airing cupboard housing hot water tank and night storage heater.

Conservatory

With window all around and French doors leading to rear garden, vinyl floor and night storage heater.

Shower Room

With window to rear, walk in shower, low level W/C, basin in vanity unit, fully tiled walls and night storage heater.

First Floor Landing

With loft access and hot water tank.

Bedroom One

With window to front and no heating.

Bedroom Two

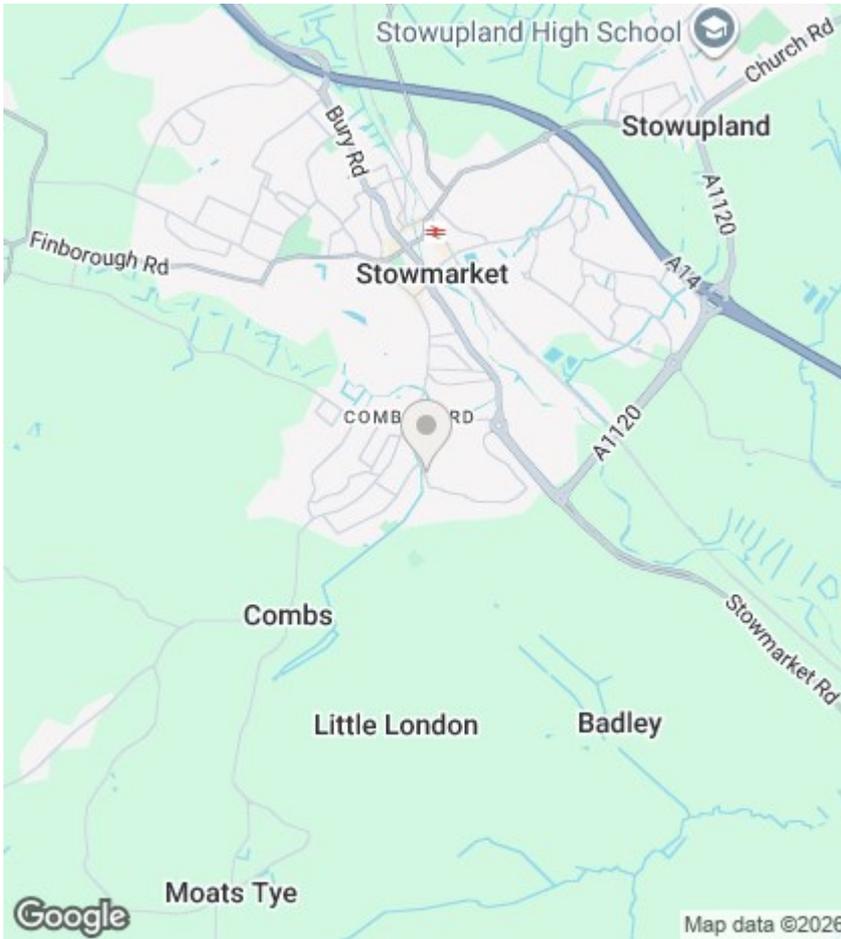
With window to side and no heating.

Bedroom Three

With window to side, built-in cupboard and night storage heater.

Outside

To the front of the property is a pathway leading to the front door with lawn, shrubs and fencing. With wrought iron gates opening into a driveway providing off road parking for three vehicles additionally leading to a single garage with opening doors. To the rear of the property with access through a side gate is a rear garden comprising of lawn with pathway either side, hard standing area, trees, summerhouse and 2 sheds.



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 Turn right onto Hollingsworth Rd At the roundabout, take the 1st exit onto Ipswich Rd At the roundabout, take the 2nd exit onto Needham Rd Turn left onto Lavenham Wy Destination will be on the left Arrive: Lavenham Way, Stowmarket IP14 2BJ, UK

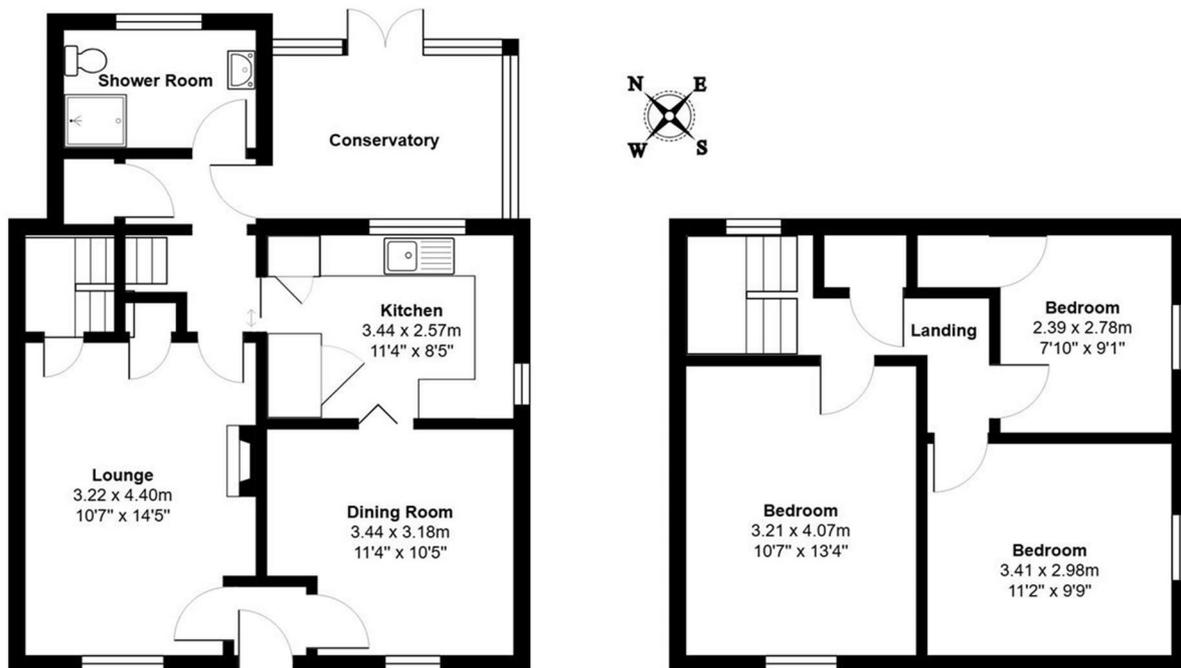
Viewings

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			85
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 96.9 m² ... 1043 ft²