

# BUCKS

PROPERTY AGENTS



13 Farriers Road, Stowmarket, IP14 2NS

Guide Price £350,000

- Four Bedrooms
- Kitchen/Diner
- Outdoor Bar in Rear Garden
- Combi Boiler
- External CCTV
- Detached House
- En-Suite To Master Bedroom
- Gas Radiator Central Heating
- No Upward Chain
- Part Converted Single Garage and Off Road Parking For Three Vehicles

# 13 Farriers Road, Stowmarket IP14 2NS

Situated on the charming Farriers Road in Stowmarket, this delightful detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families seeking both space and privacy. The heart of the home is a well-appointed kitchen/diner, featuring patio doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. This space is perfect for entertaining guests or enjoying family meals while basking in natural light. The property boasts a generous reception room, providing an inviting area for relaxation and social gatherings. Additionally, there are two well-designed bathrooms, ensuring convenience for all residents and guests alike. For those with vehicles, the property offers ample parking for up to four vehicles, along with a single garage that has been partly converted. This versatile space includes storage at the front and an office at the rear, making it an excellent option for those who work from home or require additional storage. The outdoor area is equally impressive, featuring a charming bar equipped with power and lighting, perfect for summer evenings spent entertaining friends or enjoying a quiet drink in the garden. With a modern combi boiler ensuring efficient heating, this home is not only stylish but also practical. With External CCTV coverage using four cameras providing an added layer of security for residents. This house offer no upward chain, providing you with the flexibility to move in hassle free.

This property on Farriers Road is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a well-designed family home and closely situated within Stowmarket offering something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools and railway station.



Council Tax Band: D



### Entrance Hall

With bay window to front, stairs leading to first floor, understairs storage area, LVT floor and radiator.

### Sitting Room

With bay window to side and window to rear, electric fire with wooden surround and marble heath, TV point and two radiators.

### Kitchen/Diner

With bay window to front and windows to rear and side and patio doors leading to rear garden ideal for indoor/outdoor dining, range of high and low units, granite breakfast bar, butler sink, granite worktops and matching splashbacks, induction hob with extractor hood, electric eye level double oven, integrated fridge freezer and dishwasher, space for tumble dryer, LVT floor and radiator.

### Cloakroom

With low level W/C, basin in vanity unit, tiled splashbacks, LVT floor and heated towel rail.

### Landing

With window to front, shelved airing cupboard, loft access to fully boarded loft with pull down ladder additionally housing Combi boiler and radiator.

### Bedroom One

With window to side, built-in wardrobes with glass sliding doors and radiator.

### En-Suite

With window to rear, shower cubicle, fully shower boarded, low level W/C, basin in vanity unit, vinyl floor and heated towel rail.

### Bedroom Two

With window to front and radiator.

### Bedroom Three

With window to rear, laminate floor and radiator.

### Bedroom Four

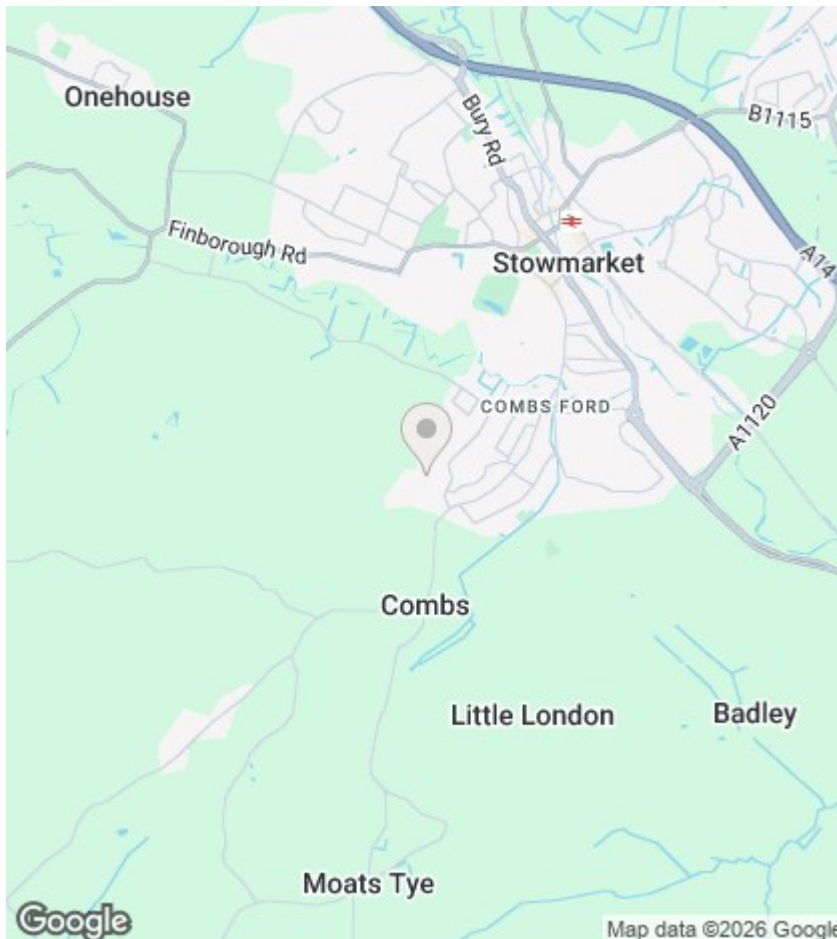
With window to front, built-in double wardrobe and storage and radiator.

### Bathroom

With window to front, bath with shower over, low level W/C, basin in vanity unit, fully shower boarded, built-in storage, vinyl floor and heated towel rail.

### Outside

To the front and side of the property are paving stones leading to the front door, a driveway providing off road parking for three vehicles additionally a single garage partly converted into home office with window to side, personnel door to side, laminate floor and power and light connected, lawn, shrubs and trees. To the rear of the property is a totally secluded rear garden comprising of patio area, outdoor bar ideal for outside entertaining with power and light connected, patio area, artificial grass, mature shrubs and trees, two side gates and for privacy and seclusion is fenced, walled and hedged 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 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 At the roundabout, take the 2nd exit onto Combs Ln Turn left onto Edgcomb Rd Turn right onto Farriers Rd Turn right to stay on Farriers Rd Destination will be on the right Arrive: Farriers Road, Stowmarket IP14 2NS, UK

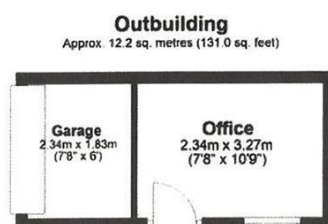
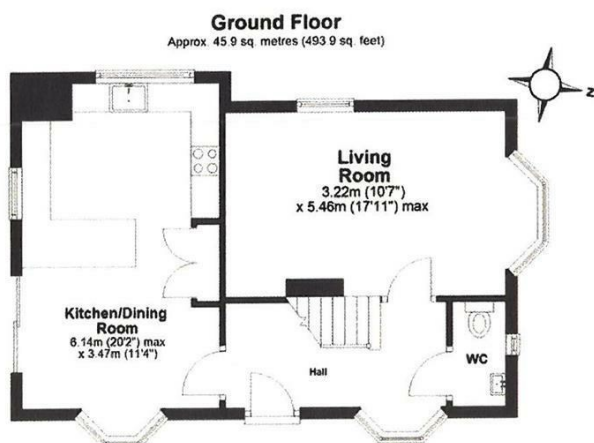
## Viewings

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

## EPC Rating:

C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 83                      |
| (69-80) <b>C</b>                            | 72      |                         |
| (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 |



Total area: approx. 103.3 sq. metres (1112.2 sq. feet)