



Lockington Road, Stowmarket, IP14 1BQ

welcome to

Lockington Road, Stowmarket

This well-presented four bedroom detached family home features a spacious lounge with fireplace, office, dining room, kitchen, utility, cloakroom, family bathroom & ensuite. Private garden with garage & EV charging point. Call to view now!

Lockington Road

In the charming town of Stowmarket, this stunning detached family home offers a blend of comfort, elegance, and practicality. With its thoughtfully designed layout and ample space, it provides an ideal setting for family living and entertaining.

Upon entering, you are welcomed by an inviting entrance porch that leads into a spacious entrance hall, setting a warm and welcoming tone for the rest of the home.

The large lounge is a highlight, featuring a beautiful fireplace with an elegant surround, creating a cosy atmosphere for relaxation. Double doors open into a versatile study, providing flexibility for use as a quiet workspace or a cosy retreat for reading and leisure. French doors in the study open up to the rear garden, seamlessly connecting indoor and outdoor living spaces.

Adjacent to the lounge, the separate dining room offers a perfect setting for family meals and entertaining guests. It is conveniently located next to the integrated kitchen, a culinary enthusiast's dream with an abundance of units and work surfaces, along with a functional breakfast bar, making it both practical and stylish.

A utility room provides extra convenience, offering space for laundry and storage needs. The downstairs toilet adds to the home's practicality, catering to the needs of a busy family lifestyle.

Upstairs, the home continues to impress with four double bedrooms, each offering ample space and comfort. The spacious master suite includes fitted wardrobes and an en-suite bathroom, providing a private, luxurious retreat.

Bedrooms two and three also feature fitted wardrobes, offering generous storage solutions. The fourth bedroom is perfect for guests or as a children's bedroom, offering flexibility in its use. A well-appointed family bathroom serves the additional bedrooms, ensuring convenience and ease for the entire family.

Accommodation Entrance Porch

Part glazed front door, windows to two sides, Karndean flooring, coat/hat cupboard and inner door to;

Entrance Hall

Stairs to first floor, under stairs cupboard, spotlights, radiator and Karndean flooring.

Lounge

20' 4" max x 11' 5" max (6.20m max x 3.48m max)

Window to front, double doors to rear, electric fireplace, wall lights, TV and satellite point, coved ceiling, two radiators and quickstep engineered wooden flooring.

Study

11' 6" x 6' 2" (3.51m x 1.88m)

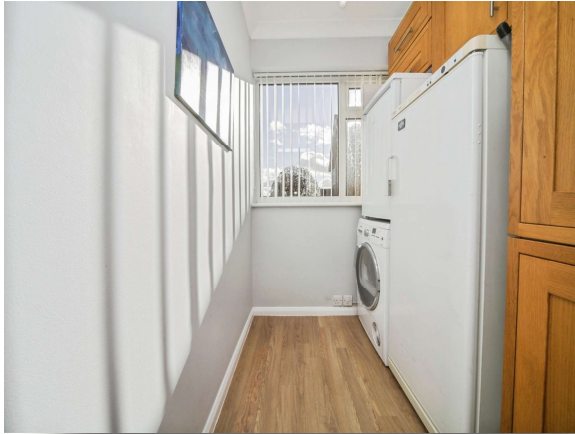
Window to side, window and French doors to rear, coved ceiling, special lighting for video conferencing, wall cupboards and quickstep engineered wooden flooring.

Dining Room

11' 5" x 11' 10" (3.48m x 3.61m)

Window to front, coved ceiling, radiator and carpeted flooring.





Kitchen

15' 3" x 11' 4" (4.65m x 3.45m)

Window to rear and side, door to rear garden, wall and base units with work surfaces, double bowl sink with drainer and mixer tap, space for American fridge freezer, double electric oven with hob and extractor fan, space for washing machine, coved ceiling and Karndean flooring with under floor heating.

Utility Room

11' Max x 5' 3" (3.35m Max x 1.60m)

Window to rear, fixed tall larder unit and high-level cupboards, space for freezer, tumble drier and fridge, laminate flooring.

Downstairs Toilet

Back to wall WC, wall mounted sink, built in cupboards, fully tiled, extractor and laminate flooring.

Landing

Loft is partially boarded out and has lighting fitted, access is via fitted sliding ladder, spotlights and carpeted flooring.

Bedroom One

14' 10" max x 10' 4" max (4.52m max x 3.15m max)

Window to front, built in wardrobes, built in bedside tables, drawer unit, tall mirrored wardrobe, radiator and carpeted flooring.

En-Suite

Window to front, shower cubicle, back to wall WC, vanity sink, fully tiled walls, extractor, radiator and vinyl flooring.

Bedroom Two

11' 5" x 9' 8" (3.48m x 2.95m)

Window to rear, built in cupboard housing hot water cylinder with shelving above and an open rail wardrobe, radiator and carpeted flooring.

Bedroom Three

11' 5" x 10' 5" (3.48m x 3.17m)

Window to front, built in wardrobes, open shelving storage, radiator and carpeted flooring.

Bedroom Four

9' 9" x 7' 4" (2.97m x 2.24m)

Window to rear, coved ceiling, radiator and carpeted flooring.

Family Bathroom

Frosted window to rear, panelled bath unit with mixer tap, shower cubicle, back to wall WC, bidet and vanity sink with mixer tap, part tiled walls, extractor fan, radiator and vinyl flooring.

Outside

The exterior of this detached family home in Stowmarket is equally impressive as its interior. The property boasts a large and well-maintained rear garden, perfect for family gatherings or tranquil relaxation. This brick and fence enclosed outdoor space includes a lawn & patio area, ideal for alfresco dining or enjoying sunny afternoons, outside light and tap. Two side access gates provide convenient entry from the front of the house, ensuring easy movement throughout the property. Additionally, the home features a garage with off-road parking, offering practicality and convenience for multiple vehicles.

Garage

15' 8" x 8' 4" (4.78m x 2.54m)

Electric roller door with door to rear garden.

Carport

16' 3" x 9' 8" (4.95m x 2.95m)

Has wooden doors to outside and is an undercover outside area with electric car charging point.



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welcome to

Lockington Road, Stowmarket

- Well Presented Detached Family Home
- Welcoming Kitchen With Breakfast Bar & Utility Room
- Downstairs Toilet, En-Suite & Family Bathroom
- Four Double Bedrooms & Fitted Storage to 3 Bedrooms
- Living Room With Fireplace & Separate Dining Room

Tenure: Freehold EPC Rating: B

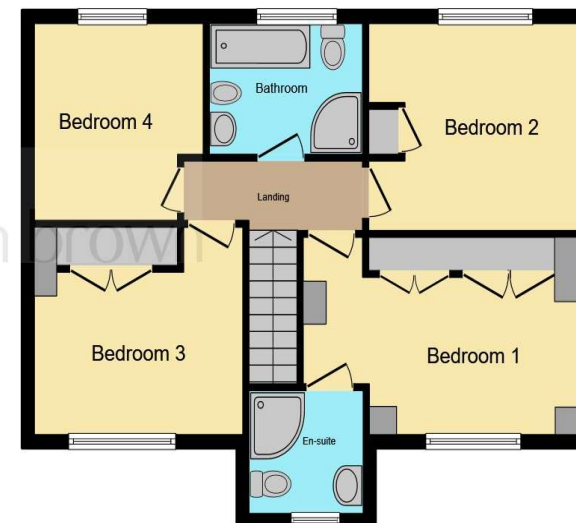
Council Tax Band: E

offers in excess of

£445,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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