

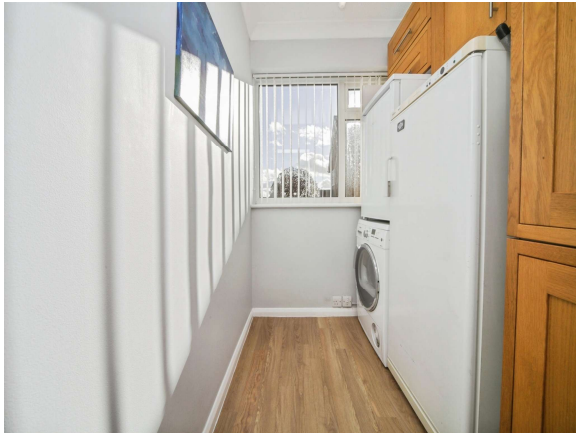


Lockington Road, Stowmarket, IP14 1BQ

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 book your viewing now!



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.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
SMK105086 - 0019

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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