



Spencer Way, Stowmarket, IP14 1UB

welcome to

Spencer Way, Stowmarket

GUIDE PRICE £270,000 - £280,000 This well-presented semi-detached house in Stowmarket features a downstairs cloakroom, large open plan living/dining area, sunroom & kitchen. Upstairs are 3 bedrooms & family bathroom. Outside, enjoy off-road parking, garage & enclosed garden with a patio.

Stowmarket

Nestled in the heart of Suffolk, Stowmarket is a charming market town that beautifully blends historical allure with modern amenities. Known for its picturesque landscapes and welcoming community, this quaint town offers a perfect balance of rural tranquillity and urban convenience.

The town is home to several historic landmarks, including the magnificent St. Peter and St. Mary's Church and the Food Museum, which offers a fascinating glimpse into the region's past. The town centre retains its traditional charm, with a delightful mix of period architecture and modern buildings.

Regular local events, farmer's markets, and community gatherings foster a welcoming and inclusive atmosphere. The town's vibrant cultural scene includes theatres, art galleries, and musical performances that cater to diverse tastes and interests.

Stowmarket is well-connected, making it an attractive location for commuters. The town's railway station offers frequent services to London, Cambridge, and Norwich, ensuring that residents can easily access major cities for work or leisure. Additionally, the nearby A14 provides convenient road links to the rest of the country.

The town offers a variety of amenities, supermarkets, and a range of local shops and boutiques. Stowmarket's educational facilities are highly regarded, with several primary and secondary schools available to residents. Additionally, healthcare services are readily accessible, with local clinics and a hospital nearby.

In summary, Stowmarket is a delightful town that offers a high quality of life with its perfect blend of history, community spirit, and modern convenience. Whether you're looking for a peaceful retreat or a vibrant community to call home, Stowmarket is an exceptional choice.

Accommodation

Entrance Hall

Part glazed front door, coved ceiling, part wood panelled walls.

Cloakroom

Frosted window to side, low level WC, wall mounted sink, part tiled walls, coved ceiling, radiator, vinyl flooring.

Living Room

Windows to front and side, stairs to first floor, under stairs cupboard, coved ceiling, radiator, wooden laminate flooring.

Dining Room

French doors to rear, coved ceiling, radiator, wooden laminate flooring.

Kitchen

Window to rear, fitted with wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, space for cooker with extractor over, washing machine and fridge freezer, part tiled walls, coved ceiling, wooden laminate flooring.

Conservatory

Windows to three sides, two windows to rear, French door to rear, door to garage, electric heater, luxury vinyl tile flooring.

Landing

Window to side, access to loft, airing cupboard, carpeted flooring.



**Bedroom One**

Window to rear, spotlights, coved ceiling, TV, part wood panelled walls, radiator, carpeted flooring.

Bedroom Two

Window to front, coved ceiling, part wood panelled walls, radiator, carpeted flooring.

Bedroom Three

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

Family Bathroom

Frosted window to rear, fitted with a panelled bath with shower over, vanity sink with lights and back to wall WC, spotlights, part tiled walls, heated towel rail, vinyl flooring.

Outside**Garage**

Up and over doors, power and light, door to rear, loft storage space.

Rear Garden

Fence enclosed, patio, lawn and shingle areas.

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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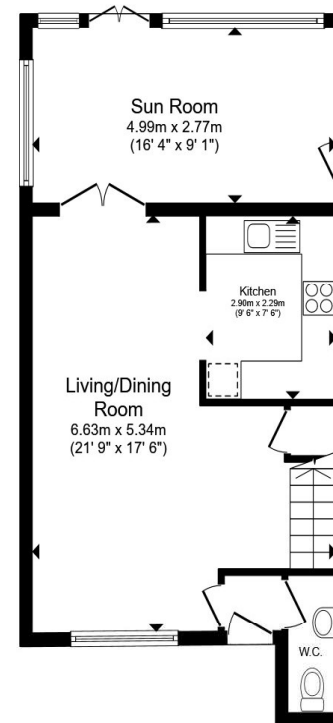
- GUIDE PRICE £270,000 - £280,000!
- Three good sized bedrooms
- Open plan living space
- Expansive and versatile conservatory
- Downstairs cloakroom and family bathroom

Tenure: Freehold EPC Rating: C

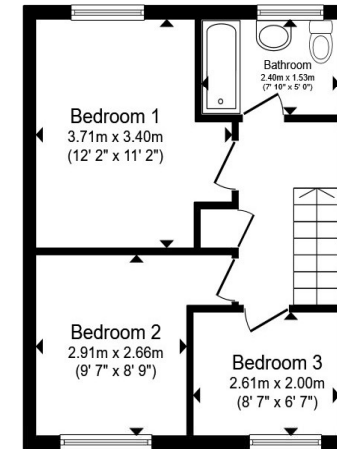
Council Tax Band: C

guide price

£270,000



Ground Floor



First Floor

Total floor area 86.0 m² (925 sq.ft.) approx

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.propertybox.io


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Property Ref:
SMK105333 - 0007

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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