



Challis Circle, Stowmarket, IP14 1XY

welcome to

Challis Circle, Stowmarket

60% Shared Ownership - 100% Ownership Option Available This impressive detached home provides three spacious bedrooms, open plan integrated kitchen/dining room, private garden with patio & allocated parking. A remaining NHBC warranty also offers peace of mind. Call to view now!

Stowmarket

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.

Challis Circle

This charming detached home in Stowmarket offers the flexibility of 60% shared ownership, with the opportunity to purchase 100% ownership if desired. The home is perfect for families or individuals seeking a comfortable and modern living space.

The main floor features an entrance hall with a built-in cupboard and stairs leading to the first floor, a convenient downstairs cloakroom with a two-piece suite, a bright and airy living room with French doors opening to the rear garden, and an open plan kitchen/dining room which is fully equipped with wall and base units, including an integrated fridge freezer, dishwasher, and washing machine.

On the first floor, the landing provides access to the loft for additional storage. Bedroom one is spacious and features an en-suite with a three-piece suite for added privacy and luxury. There are two further bedrooms, ideal for family, guests, or home office use, and a family bathroom with a modern three-piece suite.

The outdoor living space includes a garden enclosed by a fence and wall for privacy, with a rear access gate. Enjoy the hosting patio and lawn areas, along with a timber shed for storage. Two off-road parking spaces ensure convenience for residents and visitors.

An NHBC warranty remains, providing peace of mind for buyers. This property combines modern conveniences with a flexible ownership structure, making it an attractive option for those looking to settle in Stowmarket.





Accommodation Entrance Hall

Part glazed front door, stairs to first floor, built-in cupboard, radiator and carpeted flooring.

Downstairs Cloakroom

Fitted with a low level WC and pedestal hand wash basin with mixer tap and splashback, extractor, radiator and vinyl flooring.

Living Room

Window to front, window and French doors to rear, radiator and carpeted flooring.

Kitchen/Dining Room

Windows to front, rear and side, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, double electric oven with gas hob and cooker hood over, integrated fridge freezer, dishwasher and washing machine, radiator, spotlights and vinyl flooring.

First Floor Landing

Access to loft, radiator and carpeted flooring.

Bedroom One

Window to front, radiator and carpeted flooring.

En-Suite

Frosted window to rear, fitted with a three-piece suite comprising a shower cubicle, pedestal hand wash basin with mixer tap and low level WC, spotlights, extractor, radiator, part tiled walls and vinyl flooring.

Bedroom Two

Windows to front and side, radiator and carpeted flooring.

Bedroom Three

Windows to rear and side, radiator and carpeted flooring.

Family Bathroom

Frosted window to front, fitted with a three-piece suite comprising a panelled bath with shower over and screen, pedestal hand wash basin with mixer tap, and low level WC, spotlights, extractor, part tiled walls, radiator and vinyl flooring.

Outside Rear Garden

Fence and wall enclosed with rear access gate, patio and lawn areas, outside light and tap and timber shed.

Parking

Two off road parking spaces.

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

Challis Circle, Stowmarket

- *60% Shared Ownership - 100% Ownership Option Available*
- 3-Bed Detached Home
- Open Plan Integrated Kitchen/Dining Room
- Family Bathroom, En-Suite & Downstairs Cloakroom
- NHBC Warranty Remaining

Tenure: Leasehold EPC Rating: B

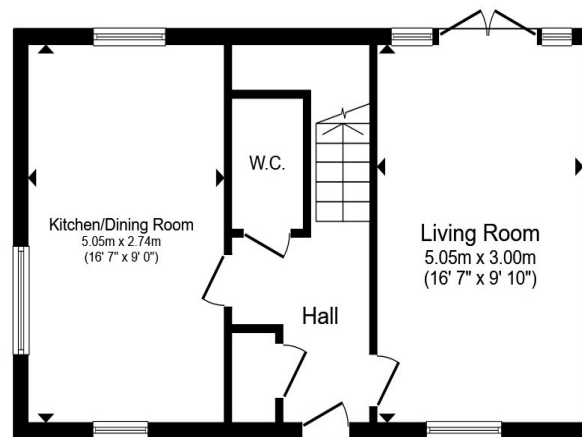
Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

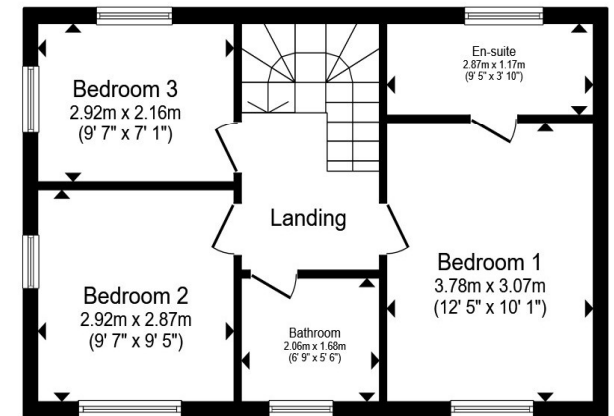
This is a Leasehold property with details as follows; Term of Lease 990 years from 22 Dec 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£192,000



Ground Floor



First Floor

Total floor area 84.6 m² (911 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:
SMK105558 - 0003

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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