



Rock Estates



## 167 Stowupland Road

, Stowmarket, IP14 5AP

Offers in excess of £325,000



Boasting large living spaces both internally and externally this semi-detached family home will provide room for the whole family. With its spacious living room and large extension to the rear this family home offers an impressive kitchen/ diner and family room ideal for hosting friends and family, with underfloor heating, rain censored Velux windows, and island to name a few.

Upon entering this semi-detached home you'll find a large entrance hallway, living room, large kitchen/diner/family room as well as separate utility room and ground floor shower room. To the first floor there are three bedrooms and a family bathroom. Outside, the property continues to impress with a generous 100ft garden, with a paved patio area and large lawned area this well-presented garden provides a tranquil escape. The property benefits further from off road parking with the possibility to add further parking.

Situated in the town of Stowmarket this property is well connected and positioned within walking distance to local amenities and Stowmarket Train Station. The A14 is easily accessible for commuting to the local towns of Ipswich and Bury St. Edmunds or further afield!

Early viewing is HIGHLY recommended to truly appreciate the space this family home offers.



## Front

To the front of the property is a hard standing providing off road parking, with the possibility to add further parking. There are a number of areas that have been laid to lawn and a path leads to the front door.

## Entrance Hallway

Upon entering the property you will be welcomed by a large hallway with a Moroccan inspired tiled floor. The hallway is flooded with natural light with two double glazed windows. Stairs lead up to the first floor whilst a solid oak door leads through to:

## Living Room 23'5" x 13'0" (7.15 x 3.97)

The living room is a large open space offering plenty of space for all the family. There is a fireplace with tiled hearth and log burning stove. A double glazed window to the front aspect, two gas fired radiators and coving. Double Oak framed glazed doors open to:

## Kitchen/ Diner/ Family Room 18'6" x 18'4" (5.66 x 5.61)

The extension to the back of the property houses the impressive kitchen/ dining and family space. The large kitchen area boasts solid oak worktops and island with coordinating worktops, cupboards and seating space. There are spotlights and a variety of wall and floor mounted drawers, space for an American style fridge/ freezer and range cooker. There is an integral dishwasher and bin storage system. A ceramic sink with two drainers and mixer tap.

This bright space boasts two rain sensitive electric Velux windows along with a double glazed window and patio doors to the rear garden, flooding the room with natural light. Furthermore there are partly tiled walls and tiled floor with underfloor heating. A part glazed oak door opens to:

## Utility Room 7'3" x 4'10" (2.21 x 1.49)

Oak worktop with space and plumbing for a washing machine & tumble dryer below. Metro style part tiled walls. Tiled floor and a part glazed door opens to offer side access to the rear garden. A solid oak door opens to:

## Ground Floor Shower Room 6'10" x 4'0" (2.10 x 1.22)

A useful second wash room with modern wall panels and shower cubicle with chrome fittings. A pedestal hand wash basin, low level W.C. double glazed window to side and chrome heated towel rail, along with a tiled floor.

## Landing

Double glazed window to the side, and access through the loft hatch to the insulate and predominantly boarded loft space. Doors open to:

## Bedroom One 11'2" x 10'10" (3.41 x 3.32)

Double glazed window over looking the rear garden, and built in storage cupboards. Radiator, coving and decorative ceiling rose.

## Bedroom Two 11'11" x 10'11" (3.65 x 3.34)

Double glazed window to the front and feature fireplace. Radiator, coving and decorative ceiling rose.

## Bedroom Three 8'9" x 8'0" (2.68 x 2.45)

Double glazed window to the front, radiator, coving and decorative ceiling rose.

## Bathroom 7'4" x 6'11" (2.26 x 2.12)

Double glazed window to the rear with partly tiled walls and oak effect flooring. Bath, pedestal wash basin, low level W.C. and radiator. Airing cupboard providing storage and housing the wall mounted combi boiler.

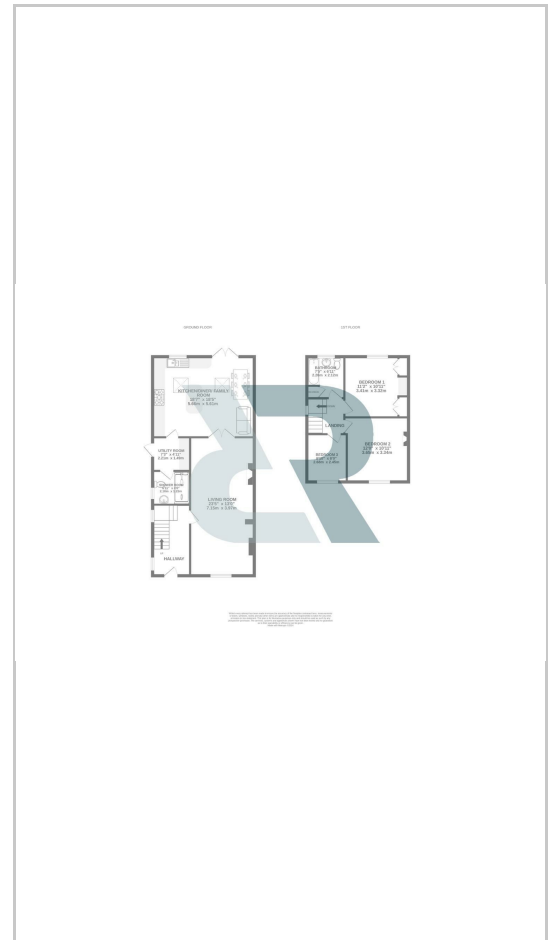
## Rear Garden

The impressive rear garden is approximately 100ft long and is enclosed with wooden fencing. It offers a sizeable paved patio area which is the perfect space for relaxing or enjoying some alfresco dining. The rest of the rear garden is predominantly laid to lawn, with a number of trees and a wild flower meadow to the bottom. There are a number of storage sheds, an outside tap and external electrical sockets. To the side of the property is a wide access route to the front of the property through wooden gates along with a mature shrub and flower border.

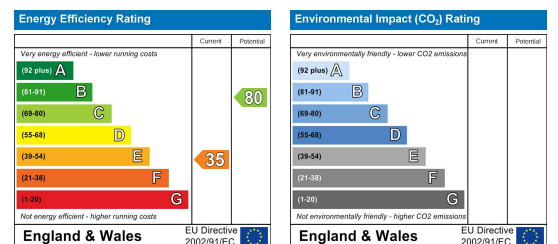
## Area Map



## Floor Plans



## Energy Efficiency Graph



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Rock Estates Suffolk Ltd, Unit 3 Chesters, Coddham Road., Needham Market, Suffolk, IP6 8NU

Tel: 01449 723441 Email: [info@estatesrock.co.uk](mailto:info@estatesrock.co.uk) [www.rrea.co.uk](http://www.rrea.co.uk)