



Rock Estates



Eliot Way, Stowmarket
£350,000



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Detached family home located in the desirable Hilton Hall area of Stowmarket. This property is situated within walking distance from amenities and the popular Mid Suffolk Leisure Centre and local schools.

The property offers ample living space with a sizeable living room, modern kitchen/diner, cloakroom and a conservatory currently being used as an additional living space. Additionally there are four bedrooms to the first floor, along with a family bathroom and ensuite to bedroom one. The private rear garden offers a paved patio area and plenty of lawn areas with mature borders surrounding. The property also offers a detached single garage and off-road parking for a number of cars.

Located in this sought after area of Stowmarket this house is perfectly positioned close to amenities, and travel links further afield. Don't miss the opportunity to make this house your home and enjoy the comfort and convenience it has to offer, call the Rock Estates Office to book your viewing on 01449 723 441.

- Detached House
- Kitchen/Diner
- Living Room & Conservatory
- Cloakroom, Family Bathroom & Ensuite
- Four Bedrooms
- Popular Chilton Hall Area of Stowmarket
- Off Road Parking
- Well Presented Throughout

Entrance Hall
 Living Room
 15'11" x 11'4"
 Two double glazed windows to front. Laminate flooring. Electric fireplace. Coving. Dado rail. Radiator.

Kitchen/Dining Room
 23'8" x 9'2"
 Double glazed window to rear. Double glazed door to side. Range of wall and floor mounted units. Stainless steel sink drainer. Part tiled walls. Oak worktop. Space for appliances. Opens to:

Conservatory
 12'3" x 11'0"
 Double glazed windows to side and rear. Double glazed patio doors to side. Laminate flooring. Radiator.

Cloakroom
 Double glazed window to front. Low level W.C. Pedestal hand wash basin.

Landing

Bedroom One
 12'10" x 8'6"
 Double glazed window to front. Built in wardrobes with sliding doors. Radiator. Door to:

Ensuite
 Double glazed window to front. Vanity unit with inset basin and low level W.C. Shower cubicle. Tiled walls.

Bedroom Two
 10'2" x 9'3"
 Double glazed window to rear. Laminate flooring. Radiator.

Bedroom Three
 10'2" x 7'4"
 Double glazed window to rear. Radiator.

Bedroom Four / Study
 7'3" x 6'7"
 Double glazed window to rear. Radiator.

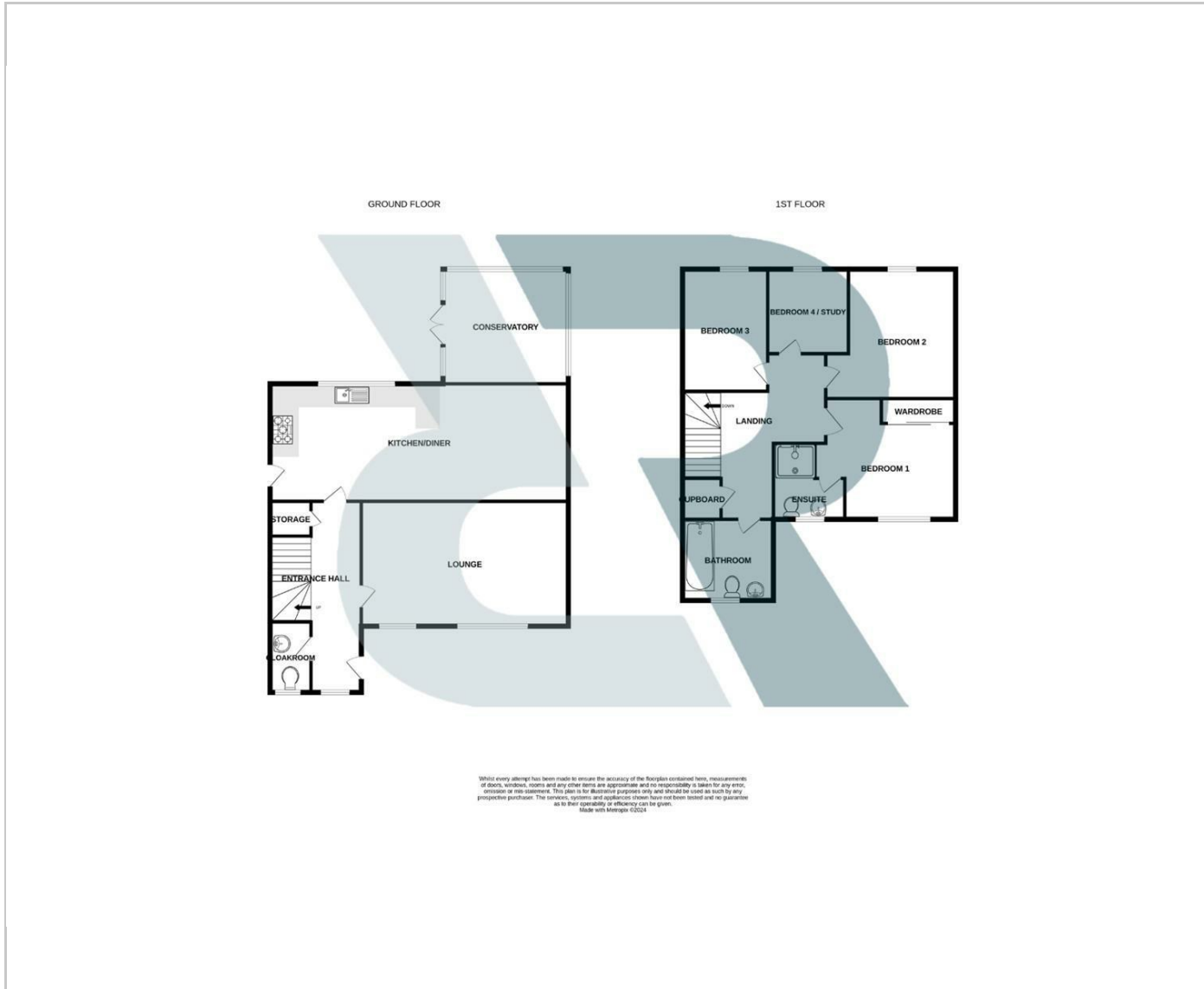
Bathroom
 Double glazed window to front. Low level W.C. Pedestal hand wash basin. Bath with shower over. Part tiled walls. Tiled floor.

Rear Garden
 The enclosed rear garden consists of a paved patio area perfect for alfresco dining and relaxing. The garden is also laid to lawn and lined with a variety of mature shrubs and trees. There is a shed, outside tap and light.

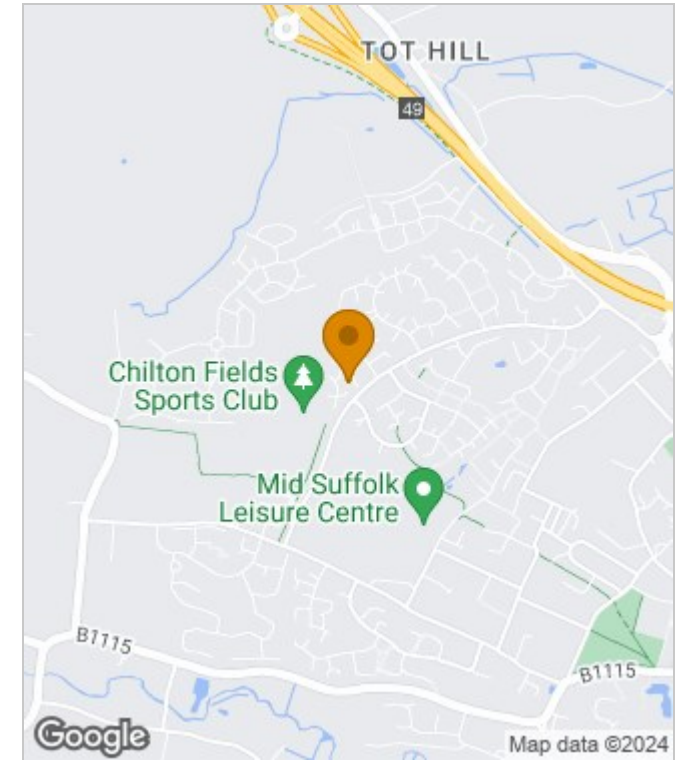
Garage & Parking
 Single garage with private door access from the rear garden and window to rear. Up and over door to the



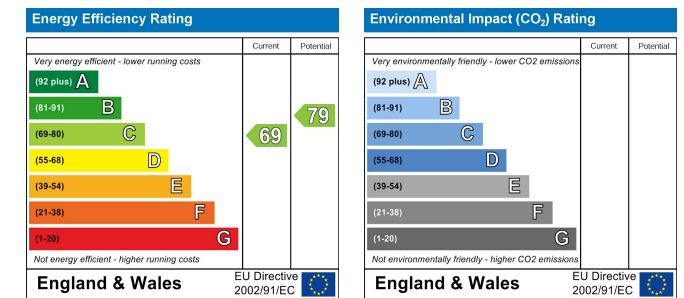
Floor Plans



Area Map



Energy Performance Graph



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