



Rock Estates



Lakeside, Stowmarket,
IP14 1SX

Guide price £500,000



Lakeside, Stowmarket

IP14 1SX

- Large Plot
- Detached Family Home
- Secluded Stowmarket Location
- Multiple Reception Rooms
- Kitchen & Utility Room
- Four Bedrooms
- Two Ensuites, Family Bathroom & Cloakroom
- Large Rear Garden
- Converted Double Garage
- Driveway Providing Off Road Parking

** GUIDE PRICE £500,000-£525,000 **

Located at the end of a private gated road serving just four properties in the charming town of Stowmarket, is this impressive, detached, four bedroom home. Situated on a substantial plot this family home is within walking distance to amenities, primary and high schools and travel links to Ipswich & Bury St Edmunds.

The property boasts a spacious kitchen/ breakfast room with space for appliances as well as a Range Master cooker. A separate utility room provides extra storage space and rear access. The ground floor benefits further from a useful cloakroom, and two reception rooms that flow seamlessly between each other providing ample living space for the whole family. To the first floor there are four double bedrooms, two of which benefit from ensuite shower rooms as well as a three piece bathroom suite. Three of the bedrooms offer built in wardrobes providing plenty of storage and space for additional furniture.

The large southerly-facing rear garden has a large patio area suitable for alfresco dining and enjoying your peaceful surroundings and wildlife. The garden is predominantly laid to lawn on multiple levels, with mature plants and trees. Within the garden is a deep banked 'wild area', enclosed by wooden fencing for safety and security. There is a metal storage shed, outside tap and with gates on both sides of the property there is easy access to the front. At the far end of the garden, there is a further levelled area of lawn, which would make an ideal vegetable patch or play area.

This home enjoys a tranquil setting, making it an ideal retreat with the convenient access to amenities when required. With its generous living spaces and beautiful outdoor areas, this property is perfect for families seeking a peaceful yet convenient lifestyle in the heart of Suffolk.





Porch
Part glazed entrance door. Double glazed window to front. Tiled floor. Door to:

Entrance Hallway
Stairs to first floor. Under stairs cupboard. Tiled flooring. Coving. Radiator. Doors to:

Kitchen / Breakfast Room 16'7" max x 12'5" (5.07 max x 3.79)
Double glazed window to rear. Double glazed patio doors to rear garden. Range of wall and floor mounted units and drawers. Wood effect worktop. Inset dual drainer sink with mixer tap over and filter tap. Range cooker with gas hob and extractor hood. Part tiled walls. Vinyl floor. Coving. Radiator. Space for fridge/freezer, dishwasher and washing machine. Door to:

Cloakroom
Double glazed window to porch. Low level W.C. Vanity unit with cupboard storage and inset ceramic sink with mixer tap over. Part tiled walls and tiled floor. Coving. Radiator.

Utility 10'7" x 8'7" (3.23 x 2.63)
Double glazed window to rear. Part double glazed patio door to rear. Range of wall and floor mounted units and drawers with wood effect worktop. Inset stainless steel sink with mixer tap over. Part tiled walls. Wall mounted gas boiler. Space for fridge/freezer. Vinyl floor. Coving. Radiator. Door to garage.

Dining Room 12'6" x 10'4" (3.83 x 3.15)
Double glazed sliding doors to rear garden. Laminate flooring. Coving. Radiator. Glazed doors to:

Living Room 18'6" (into bay) x 12'6" (5.65 (into bay) x 3.83)
Double glazed bay window to front. Brick fireplace. Coving. Radiator.

Landing
Airing cupboard. Coving. Doors to:

Dressing Area / Study 9'6" x 6'9" (2.91 x 2.07)
Double glazed window to front. Coving. Radiator. Door to:

Bedroom One
Double glazed window to rear. Radiator. Coving. Door to:

Ensuite
Double glazed window to front. Bath with glass screen and shower attachments. Part panelled walls. Built in unit with cupboard storage below and two inset ceramic sinks with mixer taps over, including a concealed cistern W.C. Two radiators. Spotlights.

Bedroom Two 12'8" x 11'0" (3.87 x 3.37)
Double glazed window to rear. Built in wardrobes with mirrored sliding doors. Coving. Radiator. Door to:

Ensuite
Double glazed window to rear. Shower cubicle. Low level W.C. Built in unit with cupboard storage and two inset ceramic sinks with mixer taps over. Heated towel rail. Tiled walls. Coving. Spotlights. Extractor fan.

Bedroom Three 13'4" x 10'5" (4.08 x 3.19)
Double glazed window to front. Built in wardrobe with sliding doors. Coving. Radiator.

Bedroom Four 10'5" x 10'0" (3.20 x 3.07)
Double glazed window to rear. Built in wardrobes with sliding doors. Coving. Radiator.

Bathroom
Double glazed window to front. Bath with glass screen and shower over. Low level W.C. Vanity unit with cupboard storage and inset ceramic sink with mixer tap over. Tiled walls and floor. Heated towel rail. Coving. Spotlights. Extractor fan.

Rear Garden
The large southerly-facing rear garden has a large patio area suitable for alfresco dining and enjoying your peaceful surroundings and wildlife. The garden is predominantly laid to lawn on multiple levels, with mature plants and trees. Within the garden is a deep banked 'wild area', enclosed by wooden fencing for safety and security. There is a metal storage shed, outside tap and with gates on both sides of the property there is easy access to the front. At the far end of the garden, there is a further levelled area of lawn, which would make an ideal vegetable patch or play area.

Garage
The double garage has been converted into two separate space, which could both be converted back to garages if required.

With one side accessed from the utility room, it is currently being used predominantly for storage it has double glazed sliding doors to front and power and light connected.

The other side is accessed from the entrance hall and is currently being used as a further reception/bedroom. There is a double glazed window to the front, a central fitted gas radiator, and fuse box.

The image displays two floor plans for a property. The **GROUND FLOOR** plan on the left shows a layout with a central hall and stairs leading up. Rooms include a Utility Room, Kitchen/Breakfast Room, Dining Room, Lounge, and two Garages. A Porch is located at the front entrance. The **1ST FLOOR** plan on the right features four bedrooms (Bedroom 1, 2, 3, and 4), a Dressing Room, a Bathroom, and two Ensuites. It also includes two Cupboards and a Landing area. The plans are presented in a simple line-art style with room names labeled in all caps.

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC