



Rock Estates



Phoenix Way

Stowmarket, IP14 5FB

Guide price £160,000





## Phoenix Way

Stowmarket, IP14 5FB

- NO ONWARD CHAIN!
- First Floor Flat
- Two Double Bedrooms
- Ensuite & Bathroom
- Spacious Living/ Dining Room
- Kitchen with Integrated Appliances
- Off Road Parking
- Ample Storage
- Walking Distance to Amenities & Train Station
- Easy Links to A14

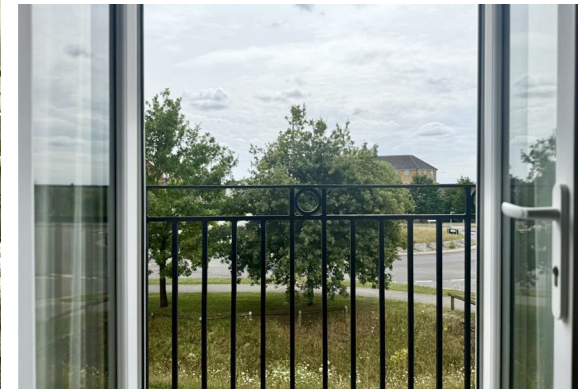
A beautifully presented two-bedroom first floor apartment, ideally positioned for commuters and first-time buyers alike—offering generous living space, excellent storage, and superb access to Stowmarket station and local amenities.

This well-maintained home combines practicality with style, offering light-filled interiors and thoughtful touches throughout. The heart of the property is a spacious living/dining room that opens to a Juliet balcony—inviting natural light and fresh air, and creating a welcoming space to relax or entertain.

The kitchen is well-appointed, offering ample worktop space and some integrated appliances, perfect for those who enjoy cooking or hosting. Two well-proportioned bedrooms include built-in wardrobes, with the principal bedroom benefiting from its own en suite shower room, whilst a separate main bathroom completes the accommodation. With excellent in-built storage throughout and a layout that flows effortlessly, this apartment would make an ideal first home or an attractive addition to a rental portfolio.

Situated just a short distance from Stowmarket's mainline railway station—offering direct links to London Liverpool Street—as well as a range of shops, eateries, and services, the location is as convenient as it is desirable.

Offered in excellent condition and ready to move into with NO ONWARD CHAIN, this is a smart investment in comfort, location, and lifestyle.







### Main Entrance Hall

Communal entrance with stairs leading to the first floor.

### Hallway

Telecom front door access. Radiator. Doors to:

### Living/ Dining Room

16'3" x 11'5" (4.97 x 3.50)

Juliet balcony. Radiator. Part glazed doors opening to:



### Kitchen

11'6" x 7'1" (3.53 x 2.17)

Two double glazed windows. Ample worktop space with a range of wall and floor mounted cupboards. Inset stainless steel sink with dual drainer and mixer tap over. Integrated fridge/freezer. Integrated four ring gas hob with extractor hood above and integrated double oven below. Built in washing machine. Part tiled walls. Tiled floor. Spotlights.



### Bedroom One

11'2" x 8'3" (3.42 x 2.52)

Double glazed window. Storage cupboard. Built in wardrobe. Radiator. Door to:

### Ensuite

Double glazed window. Shower cubicle. Low level W.C. Pedestal hand wash basin. Part tiled walls. Spotlights. Extractor fan. Electric shaver point. Radiator.



### Bedroom Two

12'0" (max) x 8'4" (3.66 (max) x 2.56)

Double glazed window. Built in wardrobes. Radiator.

### Parking

One allocated parking space.

Floor Plan



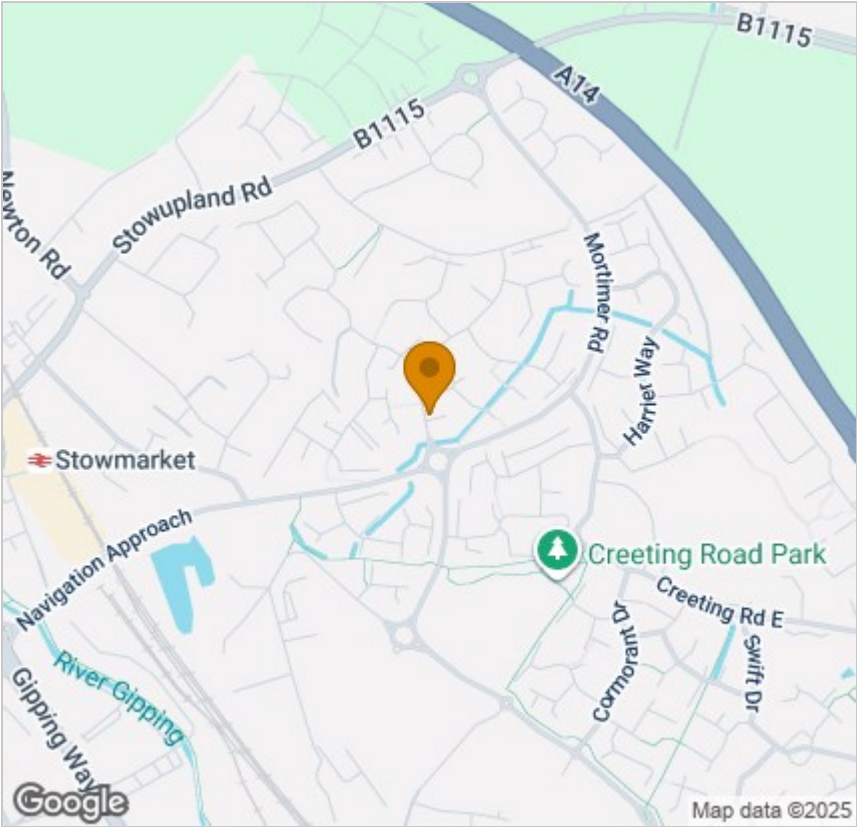
Viewing

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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Area Map



Energy Efficiency Graph

