



Rock Estates



Spring Row

Stowmarket, IP14 5AB

Guide price £210,000



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- Semi-Detached House
- Conservatory/ Utility Space
- First Floor Bathroom
- Rear Garden
- No-Through Road
- Open Plan Living/ Dining
- Two Double Bedrooms
- Garage & Off Road Parking
- Local Amenities Nearby
- Easy Access to A14 & Train Station

A well presented semi-detached home positioned at the end of a no-through road in the popular Suffolk town of Stowmarket.

The ground floor enjoys an open-plan layout featuring a sizeable kitchen and dining area, offering ample room for family meals and entertaining. The kitchen is well equipped with a range of fitted units and drawers and generous work surfaces, with space provided for appliances. To the rear, a conservatory currently serves as a utility space, providing excellent storage and additional room for white goods. However, this versatile space could equally be adapted into a home office or playroom. On the first floor, there are two well sized double bedroom with the master bedroom offering some useful built in storage. The first floor is completed with a family bathroom fitted with a three-piece suite and useful electric shower over the panelled bath.

The rear garden is predominantly laid to lawn and complemented by a spacious patio area – ideal for outdoor dining and entertaining during the warmer months. A single garage, complete with power and lighting, offers useful additional storage or workspace, with the current owners having created a DIY bar area within. To the front, there is off-road parking for one vehicle.

The current vendors enjoy the tucked-away position in Stowmarket with countryside walks a short distance away, while remaining close to the town's wide range of amenities. Stowmarket offers a vibrant high street with independent shops, cafés, and restaurants, alongside larger supermarkets and leisure facilities. Excellent commuter links are close by with the mainline railway station providing direct services to London Liverpool Street, Ipswich, and Cambridge. The nearby A14 ensures convenient road connections across the region.





Front

The front of the property is predominantly made up of a hard standing with path leading to the front door.

Porch

Double glazed window to side. Vinyl flooring. Power sockets. Door to:

Entrance Hall

Stairs to first floor. Radiator. Door to:

Living Room

16'10" x 12'5" (into under stairs space) (5.15 x 3.80 (into under stairs space))

Double glazed window to front. Two radiators. Under stairs cupboard. Opening to:

Kitchen/ Diner

12'5" x 9'7" (3.80 x 2.94)

Glazed window to rear with secondary panel. Range of wall and floor mounted units and drawers. Work surface with inset stainless steel sink with mixer tap over. Space for gas cooker. Space and plumbing for dishwasher. Space for fridge/freezer. Part tiled walls. Laminate oak effect flooring. Wall mounted gas boiler. Fuse box. Glazed door opening to:

Conservatory / Utility

11'0" x 8'2" (3.36 x 2.51)

Double glazed windows to side and rear. Glazed door opening to rear garden. Tiled floor. Oak worktop with cupboard below and space and plumbing for washing machine and tumble dryer.

Landing

Airing cupboard. Loft hatch. Doors to:

Bedroom One

12'6" (max) x 10'7" (3.83 (max) x 3.24)

Double glazed window to front. Built in wardrobe space. Radiator.

Bedroom Two

12'6" x 9'8" (3.82 x 2.97)

Double glazed window to rear. Radiator.

Bathroom

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

Rear Garden

The rear garden is predominantly laid to lawn with a newly laid spacious patio area perfect for relaxing or hosting alfresco dinner parties. The garden is fully enclosed and benefits from a wooden gate providing access to the front of the property as well as a useful outside tap.

Garage & Parking

Timber framed garage space with doors to front. Power and light connected.

The current vendors use the hardstanding to the front of the property as an off road parking space for one car. The property also benefits from an EV charger connection point.



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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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	Current	Potential	
		87	
	67		
England & Wales	EU Directive 2002/91/EC		England & Wales