

37 Brooke Way  
Stowmarket, IP14 1UH  
£240,000

shires  
residential



## Overview

Situated on the popular Northfield View Development, the property is only a stones throw from the centre of the market town of Stowmarket. Stowmarket offers a range of educational, recreational and cultural facilities all within walking distance. Stowmarket also boasts a train station with mainline links to London Liverpool St, and is within easy access of the A14 trunk Road giving access to the nearby towns of Ipswich, Bury St Edmunds, Cambridge and London via the M11, making this home perfect for both those wanting to enjoy their local town, and also those needing to commute further afield.

The property:

This modern terraced house, only 5 years old, boasts a sleek and contemporary design throughout. Entry is through a composite door into the internal hallway, with a large storage cupboard offering plumbing for a washing machine, ample storage, and housing the modern combination boiler. There is also access to the ground floor cloak room with low level WC and basin.

Also to the ground floor is the light and airy open plan kitchen/living room. The modern kitchen boasts intergrated fridge freezer, dishwasher, electric oven and hob and stainless steel sink 1/2 with drainer and mixer tap over.

From the living room there are double doors to the rear garden, and stairs to the first floor landing.

Both bedrooms on the first floor are doubles, with bedroom 1 boasting modern en-suite with shower, low level WC and pedestal wash hand basin.

Also to the first floor is the modern bathroom with a three-pieces white suite comprising of panelled bath with shower head over, low level WC and pedestal wash-hand basin.

Externally the property boasts a fully enclosed rear garden, predominantly laid to lawn with attractive patio area, and large shed (to remain). The garden also gives rear access to properties two parking spaces.

The age of this property not only means it is ready to move into, and modern throughout, but the NHBC warranty is still in place, providing you with peace of mind regarding the quality of your new home

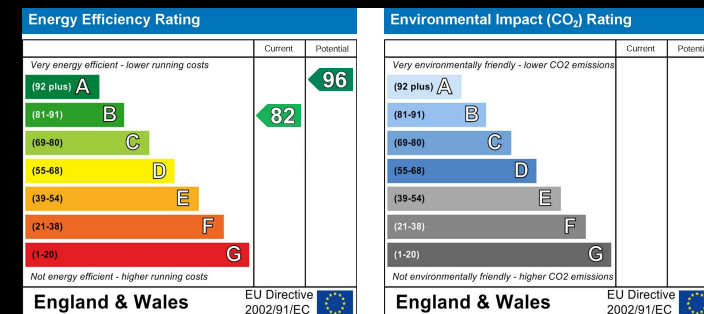
## Room Dimensions:

Kitchen:  
2.80m x 2.08m / 9'2" x 6' 10"

Living Room/Dining Room:  
3.98m x 3.70m / 13'1" x 12'2"

Bedroom 1:  
3.11m x 2.97m / 10'3" 9'9"

Bedroom 2:  
3.98m (max) x 2.52m / 13'1" x 8'3"



England & Wales EU Directive 2002/91/EC

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