



Wordsworth Road, Stowmarket,  
£394,995

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We are pleased to offer this extended 4 bedroom detached house family house, positioned within walking distance of Woodley Primary and Stowmarket High schools. Positioned in a cul de sac location, the well presented accommodation encompasses gas central heating, UPVC double glazing and boasts off street parking for up to 4 cars with single garage.

## Property

Boasting a unique floorplan in comparison to similar properties within the Chilton hall development, an extended detached family house offering well presented accommodation throughout. Ideally positioned for access to the A14 road links and mainline station into Liverpool Street, making it ideal for anyone need to commute for work, whilst positioned superbly for Woodley Primary and Stowmarket high school, the leisure centre and other recreational facilities. The property boasts well fitted kitchen/dining room overlooking the garden, sitting room, conservatory, 4 bedrooms with en suite to the master bedroom. The property boasts a generous rear garden with summer house, single garage and ample off street parking for up to 4 vehicles.

## Entrance hallway

Doors off to storage cupboards. Stairs to first floor. Radiator. Solid oak flooring. Door to cloakroom.

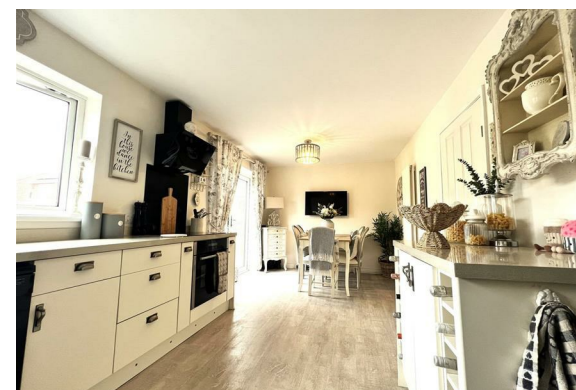
## Cloakroom

Low level wc. Wash hand basin. Radiator. Solid oak flooring

## Kitchen/dining room

20 x 12'10 (6.10m x 3.91m)

Well fitted with a range of matching base and eye level units, stone worktops with sink unit and drainer. Under cabinet lighting and kick board low level lighting. Built in cooker with hob and extractor hood over. Combination boiler. Spaces for free standing appliances. Wood flooring. Window to rear aspect. Vertical radiator. Double doors to garden.





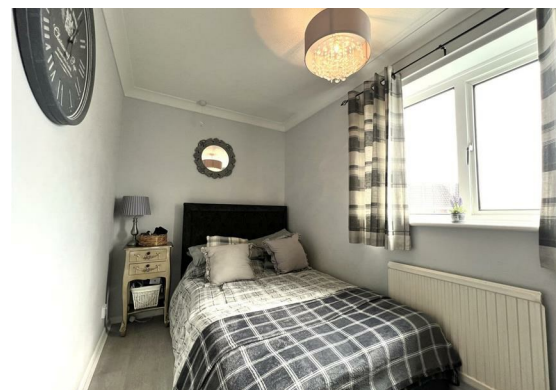


**Sitting room**  
15'10 x 13'10 (4.83m x 4.22m)  
Window to front aspect. Radiator. Electric fireplace with mantle and surround. Solid oak flooring. Doors into:

**Conservatory**  
11'2 x 11'2 (3.40m x 3.40m)  
Solid oak flooring. Electric fire. Door to garden.

**Stairs and landing**  
Window to front aspect. Door to storage cupboard. Doors off to:

**Bedroom 1**  
14'9 x 9'6 (4.50m x 2.90m)  
Dual windows to rear aspect, radiator. Door to ensuite.



**Ensuite**  
Walk in shower cubicle, low level wc, wash hand basin, wall tiling.

**Bedroom 2**  
11'2 x 9'6 (3.40m x 2.90m)  
Window to rear garden, radiator.

**Bedroom 3**  
11'2 x 6'3 (3.40m x 1.91m)  
Window to rear, radiator.

**Bedroom 4**  
7'9 x 6'11 (2.36m x 2.11m)  
Window to rear, radiator.



**Bathroom**  
Fitted with white suite comprising p-shaped bath with shower over, low level wc, wash hand basin with vanity cupboard under. Window to front aspect. Towel radiator.

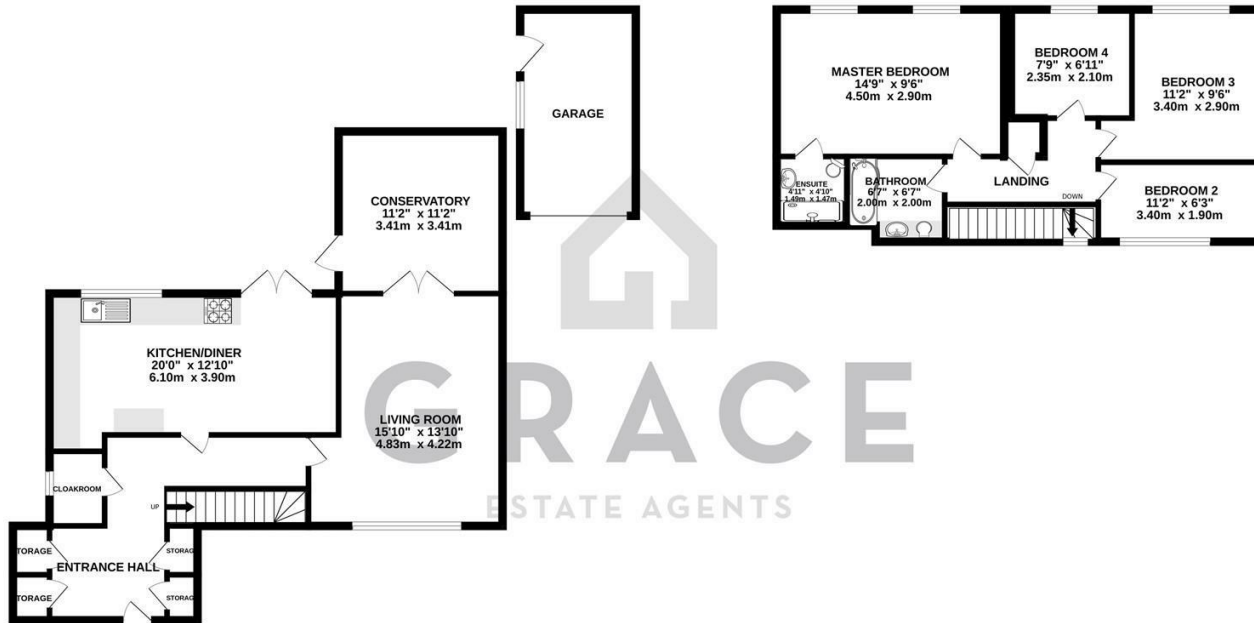
**Outside**  
The front of the property is laid predominantly to lawn, with central footpath to the front of the house and extending across the front of the property to the driveway which provides off street car parking for up to 4 vehicles. Single garage with up and over door, power and light connected. Pedestrian door leading into rear garden.  
The rear garden is of generous proportion, with paved patio immediately adjacent to the conservatory, central lawn, side beds and borders, mature fruit trees. Timber tool shed and timber summer house.





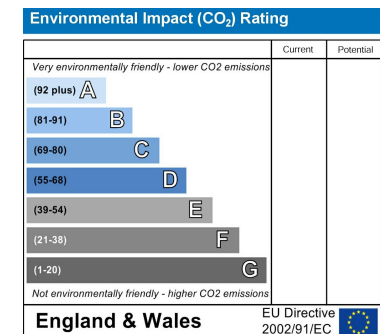
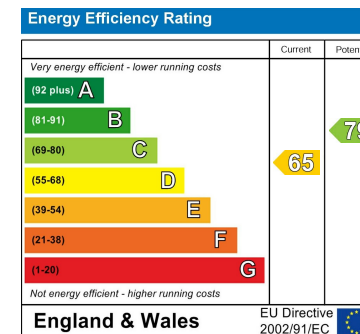
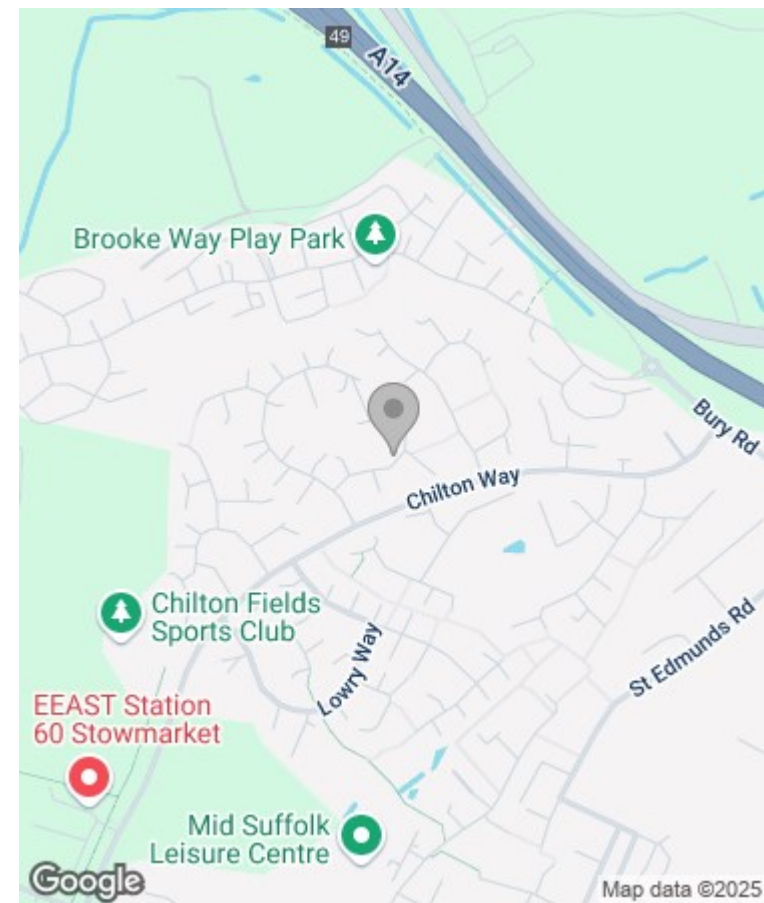
GROUND FLOOR  
841 sq.ft. (78.2 sq.m.) approx.

1ST FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 1373 sq.ft. (127.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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