

oakheart



£220,000

Offers In Excess Of
St. Edmunds Road, Stowmarket



Situated in a highly popular residential area on the fringe of Stowmarket Centre is this impressively sized three bedroom semi detached family house. It is offered for sale with no onward chain and is ready for new occupiers to make home!

This deceptively spacious property is the perfect opportunity for those looking to get stuck into a project house. It offers a wealth of accommodation with the bonus of a downstairs cloakroom, a conservatory extension, three bedrooms, a large back garden, driveway, garage and well appointed living room. Upon approach the property stands out with its bright rendered frontage, it sits behind

a driveway with a single garage on the side. To the rear the garden is relatively low maintenance as it has been almost entirely paved by the previous owners. There is a small patch of lawn to the centre, a feature central dining patio with a walled surround, fenced borders, a large timber built outhouse and array of established hedges/shrubs.

The conservatory extension at the rear of the property is a welcomed space that offers a versatile use. It has been fitted in a P shape with plenty of space for a sofa suite or dining table. In addition it has kitchen units and work tops creating a versatile kitchen

extension or utility area. It also has three sets of patio doors to the outside whilst leading into the kitchen and lounge. The lounge is a well appointed room that spans the depth of the house with double doors to the conservatory and a window at the front aspect. Aside the lounge is the kitchen which is a generous room with plenty of worktop fitted over traditional solid timber kitchen units. Completing the ground floor is the cloakroom, a handy addition for families.

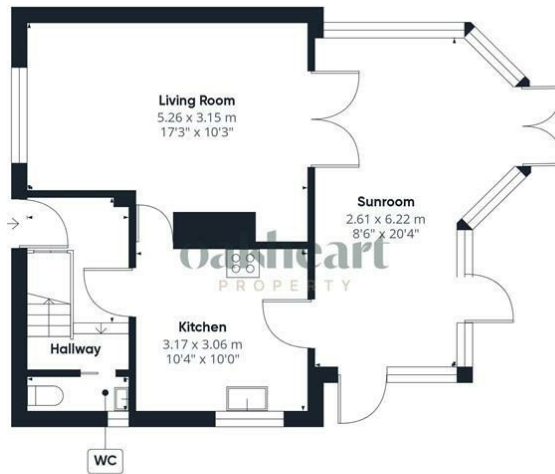
On the first floor the three bedrooms are nicely sized with carpeted flooring, fitted storage space and double glazed windows. They are serviced by a wet room style bathroom with a walk in shower and fully tiled walls. Call Oakheart for more information!











Ground Floor



Floor 1

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Approximate total area⁽¹⁾
90.4 m²
973.11 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		67
(55-68) D	46	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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