

# BUCKS

PROPERTY AGENTS



23 Brooke Way, Stowmarket, IP14 1UH

Offers Over £260,000

- End Terrace Home
- Sealed Unit Double Glazing
- Downstairs Cloakroom
- Kitchen/Diner
- Off Road Parking
- Three Bedrooms
- Gas Radiator Central Heating
- En Suite to Master Bedroom
- Single Garage
- Chilton Hall



# 23 Brooke Way, Stowmarket IP14 1UH

Bucks Property Agents are delighted to offer for sale this immaculately presented THREE BEDROOM END TERRACE HOME located in the desirable CHILTON HALL area of Stowmarket. The property boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, KITCHEN/DINER, EN SUITE to MASTER BEDROOM, SINGLE GARAGE and ONE OFF ROAD PARKING SPACE.

Stowmarket itself offers many amenities including local businesses, schools, leisure centre, cinema, restaurants, major supermarkets, Railway Station with main rail links to London Liverpool Street, Bury St Edmunds, Norwich and Cambridge and easy access to the A14 corridor.

The agents would recommend an internal inspection at the earliest opportunity to appreciate this excellent accommodation on offer.

The accommodation on offer is as follows:



Council Tax Band: C



#### Entrance Hall:

With front door, tiled floor and radiator.

#### Kitchen/Diner:

"Irregular Shaped Room"

With window to front and door to outside, range of high and low level units and stainless steel sink and drainer. Plumbing for washing machine and dishwasher and space for fridge freezer. Electric oven and hob with extractor hood and fan, boiler housed in a cupboard. Stairs to first floor, understairs storage cupboard and tiled floor.

#### Cloakroom:

With window to rear, tiled floor, low level WC, pedestal basin and radiator.

#### Sitting Room:

15'8" x 9'8"

With window to front and French doors opening onto the rear garden, TV point and radiator.

#### First Floor Landing:

With window to front and loft access.

#### Bedroom One:

10'0" x 11'6"

With window to front and radiator.

#### En Suite:

With window to rear, double shower in separate cubicle, low level WC, pedestal basin, tiled splashbacks, vinyl flooring and radiator.

#### Bedroom Two:

14'9" x 8'0"

With window to rear and radiator.

#### Bedroom Three:

8'7" x 8'5"

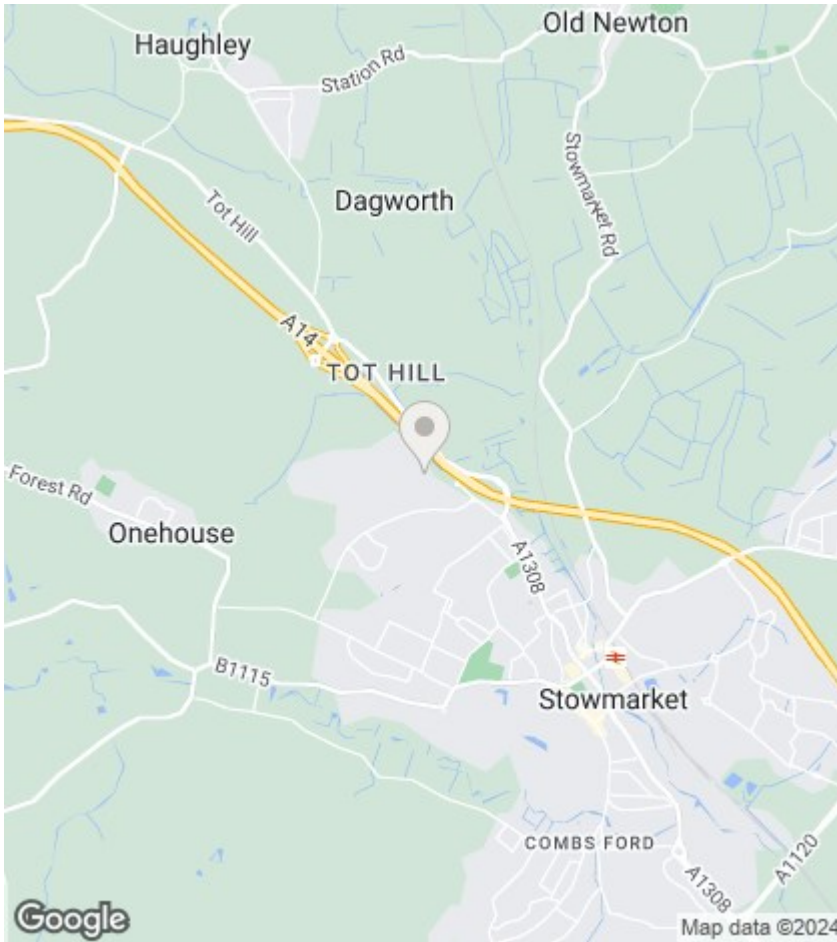
With window to front and radiator.

#### Bathroom:

With window to rear, bath with mixer tap and shower attachment, pedestal basin, low level WC, tiled splashbacks, laminate style flooring and radiator.

#### Outside:

To the front of the property are shrubs, hedging and pathway leading to the front door. The rear garden comprises of lawn, small patio area, shrubs and the rear garden is walled and fenced all around. A gate to the rear provides access to the garage, which has an up and over door, and one off road parking space to the front.



## Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 1st exit onto Bury Rd At the roundabout, take the 1st exit onto Brooke Wy. Turn left Destination will be on the right

## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.