

BUCKS

PROPERTY AGENTS



84 Spencer Way, Stowmarket, IP14 1UQ

Offers Over £325,000

- Detached Home
- En Suite to Master Bedroom
- Conservatory
- Gas Radiator Central Heating
- Off Road Parking
- Four Bedrooms
- Two Reception Rooms
- Sealed Unit Double Glazing
- Quiet Cul De Sac Location
- Converted Garage 50/50 incorporating Home Office and Parking

84 Spencer Way, Stowmarket IP14 1UQ

Welcome to Spencer Way, Stowmarket - a charming location that could be the perfect setting for your new home! This detached house boasts 3 reception rooms, 4 bedrooms, and 2 bathrooms, providing ample space for comfortable living. Situated in a quiet location, this property offers a peaceful retreat from the hustle and bustle of everyday life. The conservatory adds a touch of elegance, perfect for enjoying a cup of tea while basking in the natural light. With parking space for 2 vehicles, you'll never have to worry about finding a spot for your car. The converted garage with a home office is a fantastic addition, offering a dedicated space to work from home or pursue your hobbies. Stowmarket offers something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, schools and railway station with main links to London, Norwich, Bury St Edmunds and Ipswich. Whether you're looking for a family home with plenty of room to grow, or a peaceful sanctuary to unwind after a long day, this property on Spencer Way has the potential to be the perfect fit for you. Don't miss out on the opportunity to make this house your home!



Council Tax Band: D



Entrance Hall:

With stairs to first floor, understairs cupboard, tiled floor and radiator.

Cloakroom:

Newly refurbished with window to front, low level WC, basin in vanity unit, tiled splashbacks, tiled floor and radiator.

Sitting Room:

With bay window to front, TV point and radiator.

Dining Room:

This is a versatile space with window to side, newly laid laminate flooring, radiator, built in workspace comprising of desk and cupboard. With French doors leading to:-

Conservatory:

With surround windows, electric panel heater, vaulted ceiling with newly insulated tiled roof and French doors opening onto the garden creating an ideal entertaining space.

Kitchen:

With window to rear and door leading to the garden. Range of high and low level units, composite sink and drainer and tiled splashbacks. Space for cooker with extractor hood and fan, space for American fridge freezer, plumbing for washing machine and dishwasher, wall hung combi boiler, tiled floor and radiator.

First Floor Landing:

With window to side and loft access.

Bedroom One:

A light airy room with bay window to front, fitted wardrobes with mirrored sliding doors, TV point and radiator.

En Suite:

With window to front, shower in separate cubicle, low level WC, basin in vanity unit, tiled splashbacks and heated towel rail.

Bedroom Two:

With window to rear and radiator.

Bedroom Three:

With window to rear and radiator.

Bedroom Four:

With window to rear and radiator.

Bathroom:

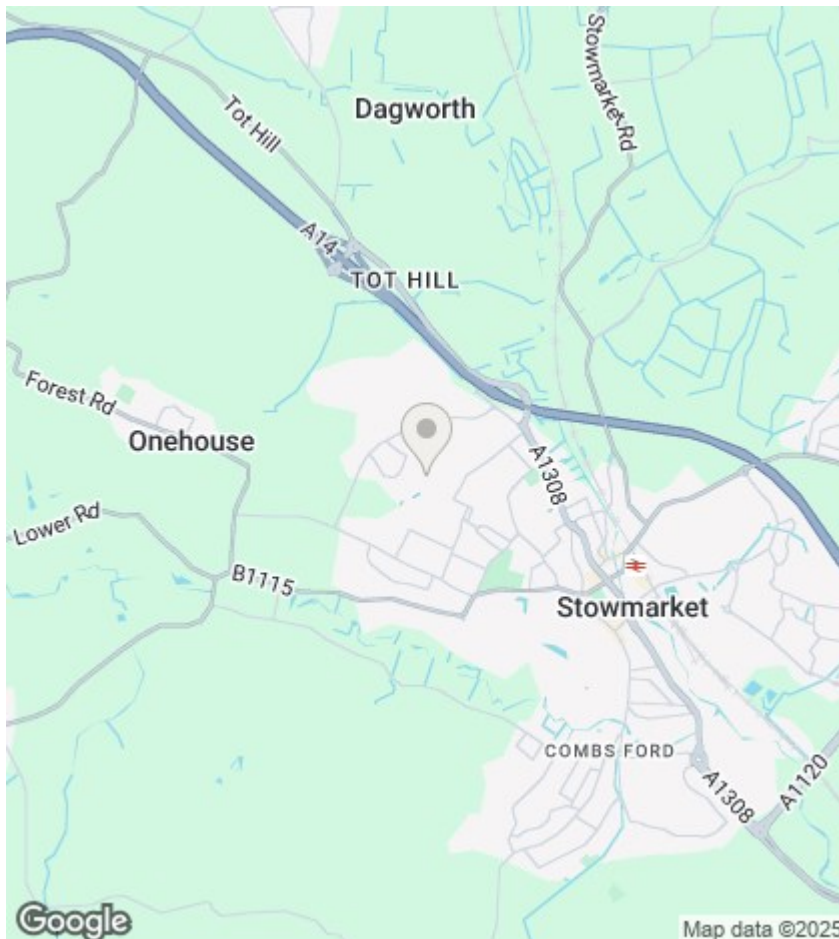
With window front, bath with shower over, basin in vanity unit, low level WC, extensively tiled walls, vinyl flooring, shelved airing cupboard and radiator.

Outside:

To the front of the property is a block paved driveway providing off road parking for two vehicles and there is a side gate leading to the rear garden. The rear garden comprises of patio area, lawn, raised flower beds, decorative gravel area and seating area. There is a shed to the side and the garden is surrounded by fencing.

Converted Garage:

The garage has been converted to a versatile space incorporating a home office with window to side and door to outside and parking for one vehicle. The garage has an electric roller door with power and light connected.



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 Slight left towards Chilton Way Slight left onto Chilton Way Turn left onto Spencer Way Destination will be on the right

Viewings

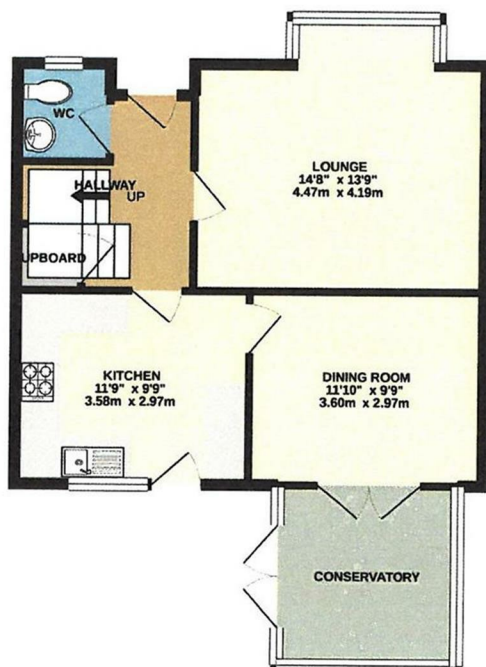
Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

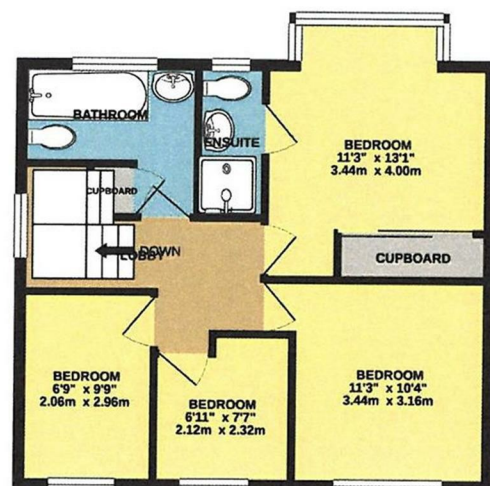
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	88
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA - 1106 sq.ft. (102.7 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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