

BUCKS

PROPERTY AGENTS



36 Brooke Way, Stowmarket, IP14 1US

Asking Price £315,000

- Semi Detached Home
- Downstairs Cloakroom
- Sealed Unit Double Glazing
- Immaculately Presented
- Single Garage
- Three Bedrooms
- En Suite to Master Bedroom
- Gas Radiator Central Heating
- Upgraded to a High Specification
- Off Road Parking

36 Brooke Way, Stowmarket IP14 1US

Welcome to Brooke Way, Stowmarket - a charming location that could be your next home sweet home! This immaculate 3-bedroom, 2-bathroom semi-detached house is a true gem. With a spacious reception room perfect for entertaining guests or relaxing with your loved ones, this property offers the ideal balance of comfort and style. Built just 8 years ago, this house still feels fresh and modern, ready for you to move in and make it your own. The convenience of parking for 2 vehicles adds to the appeal of this lovely home, making it perfect for those who value both style and practicality. Stowmarket offers something for everyone from individual shops, major supermarkets, cinema, leisure centre and much more as well and main transport links. Whether you're looking to upsize, downsize, or simply find a new place to call your own, this property in Brooke Way has something for everyone. Don't miss out on the opportunity to make this house your own and enjoy the best that Stowmarket has to offer.



Council Tax Band: C



Hallway:

With porcelain tiled floor, stairs to first floor, built in cupboard and radiator.

Cloakroom:

With tiled floor, low level WC, pedestal basin, storage cupboards and radiator.

Kitchen/Diner:

With windows to the front and side. Range of modern high gloss kitchen units, matching worktops and splashbacks, sink and drainer. Electric oven, induction hob with extractor hood and fan, tiled splashbacks, integrated washing machine and dishwasher, space for American fridge freezer and combi boiler housed in a cupboard.

Sitting Room:

With window to front and French doors leading to the rear garden, feature wall hung electric fire, media wall with TV point and radiator.

FIRST FLOOR

Landing:

With loft access.

Bedroom One:

A light and airy room with windows to the front and rear and radiator,

En Suite:

With double shower, low level WC, pedestal basin, tiled splashbacks, tiled floor and radiator.

Bedroom Two:

With windows to the front and side and radiator.

Bedroom Three:

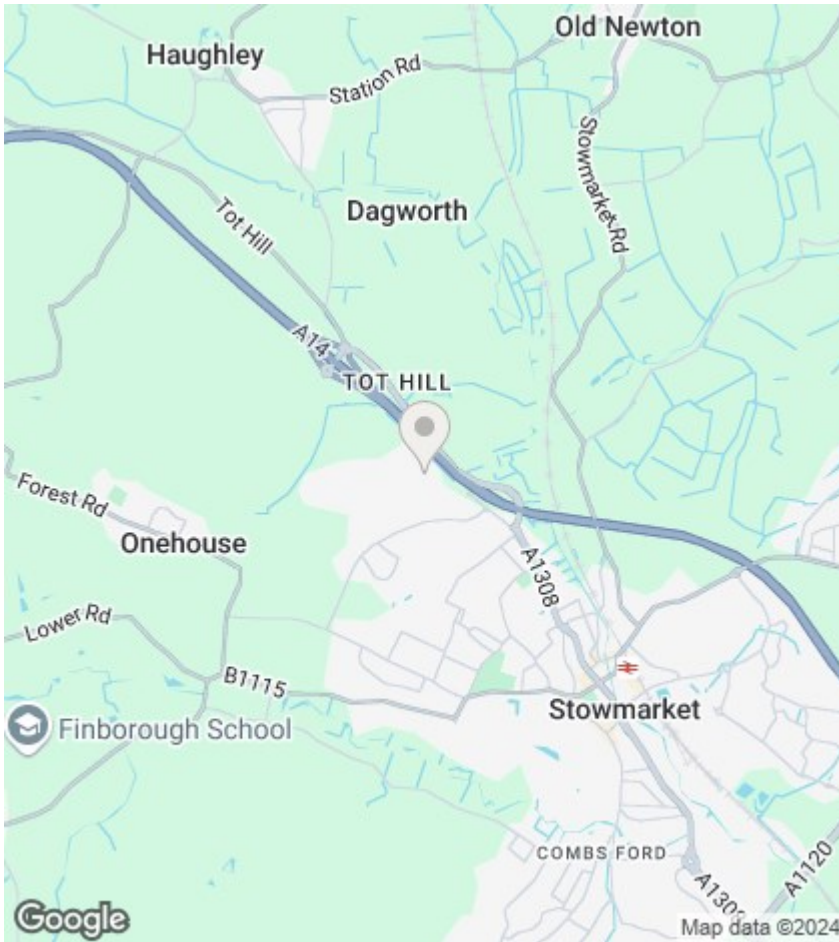
With window to side and radiator.

Bathroom:

With window to front, bath with shower over and shower screen, low level WC, pedestal basin, tiled splashbacks, tiled floor and radiator.

Outside:

To the front of the property is a pathway leading to the front door with artificial grass and hedging. The rear garden comprises of a patio area ideal for outdoor entertaining, artificial grass, gate to the rear and for privacy and seclusion the garden is surrounded by wall and fencing.



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 right onto Sorley Rd Destination will be on the left

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) A			95
(81-91) B		84	
(69-80) C			
(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	

