

BUCKS

PROPERTY AGENTS



46 Treeview, Stowmarket, IP14 1SS

£350,000

- Detached Home
- Two Reception Rooms
- Sealed Unit Double Glazing
- Immaculately Presented
- Partially Converted Garage
- Three Bedrooms
- En Suite to Master Bedroom
- Gas Radiator Central Heating
- Quiet Location No Passing Traffic
- Off Road Parking

46 Treeview, Stowmarket IP14 1SS

Welcome to this charming detached house located in the peaceful area of Treeview, Stowmarket. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms and two bathrooms, there is ample space for the whole family to enjoy.

One of the highlights of this property is the en suite bathroom, providing you with a touch of luxury and convenience. The kitchen also features some integrated appliances, making daily chores a breeze.

Parking will never be an issue with space for up to 4 vehicles, ensuring both convenience and peace of mind. Additionally, the converted garage offers the flexibility of having your own office space or extra storage, catering to your individual needs.

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.

Nestled in a quiet location, this property provides a serene escape from the hustle and bustle of everyday life. Don't miss the opportunity to make this house your home and enjoy the tranquillity and comfort and book a viewing with us today.



Council Tax Band: C



Hallway:

With stairs to first floor, understairs cupboard and radiator.

Cloakroom:

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

Kitchen:

With window to rear, and door opening to rear garden. Range of high and low level units, worktops, tiled splashbacks, stainless steel sink and drainer. Electric oven, gas hob with extractor hood and fan, integrated fridge freezer and dishwasher, plumbing for washing machine and radiator.

Dining Room;

With French doors to the rear flooding the room with natural light, tiled floor and radiator.

Sitting Room:

With window to front, TV point and radiator.

FIRST FLOOR

Landing:

With window to side, loft access, radiator and shelved cupboard.

Bedroom One:

With window to rear, fitted wardrobes and radiator.

En Suite:

With window to rear, double shower, 1/2 tiled walls, pedestal basin, low level WC and radiator.

Bedroom Two:

With window to front, built in cupboard with storage and hanging rail and radiator.

Bedroom Three:

With window front, built in wardrobe and radiator.

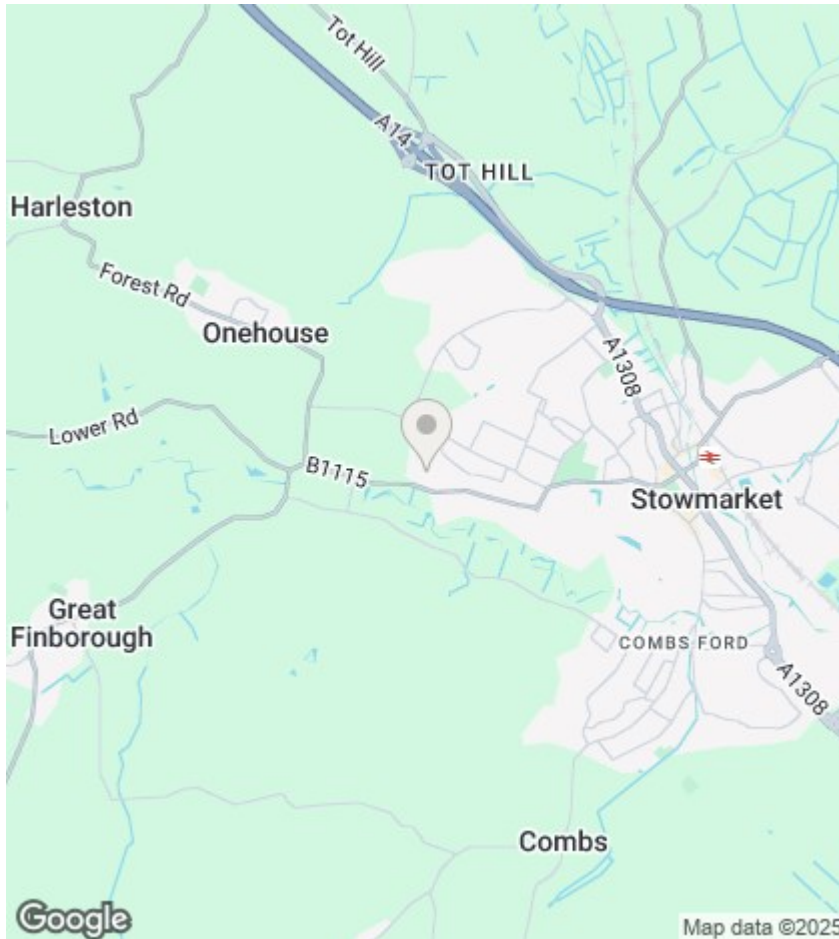
Bathroom:

With bath with shower over, low level WC, pedestal basin, vinyl flooring, tiled walls and radiator.

Outside:

To the front of the property are steps and railing leading to the front door with a mini wall and decorative shingle. A driveway provides off road parking for 4 vehicles leading to a single garage with up and over door, power and light connected. The garage has been converted, to the front is a storage area and to the rear is a useful home office with a heater and personnel door to side. The rear

garden comprises of lawn, steps leading to raised decking area with a pergola ideal for outdoor entertaining, shed and for privacy and seclusion that garden is surrounded by fencing.



Directions

Head north-west on Thurlow Ct Restricted-usage road Turn left to stay on Thurlow Ct Restricted-usage road Turn right to stay on Thurlow Ct Restricted-usage road Turn right at the 1st cross street to stay on Thurlow Ct Restricted-usage road Turn left onto Bury St At the roundabout, take the 1st exit onto Bury Rd/A1308 At the roundabout, take the 1st exit onto Bury Rd Slight left towards Chilton Way Slight left onto Chilton Way Turn left onto Onehouse Rd Turn right onto Thirlmere Dr Turn right onto Treeview Destination will be on the right

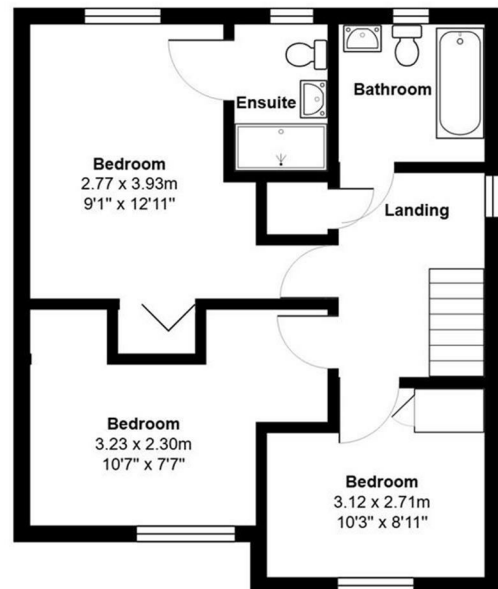
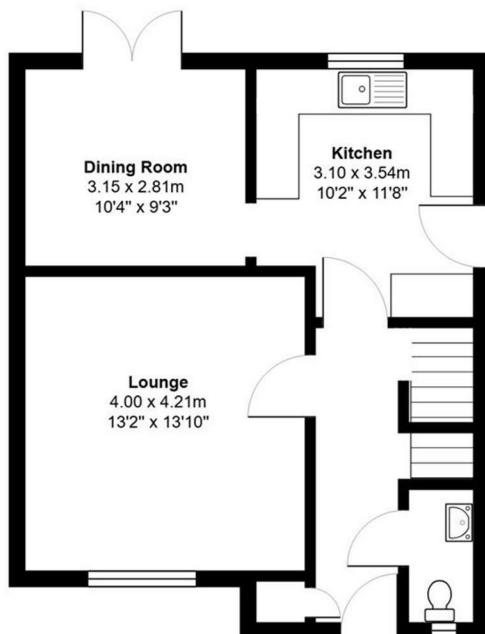
Viewings

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		83
(69-80) C	72	
(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



Total Area: 97.4 m² ... 1048 ft²