

BUCKS

PROPERTY AGENTS



37 Trinity Walk, Stowupland, Stowmarket, IP14 4AS

Offers Over £280,000

- Three Double Bedrooms
- Cloakroom
- Gas Radiator Central Heating
- Well Maintained Rear Gardens
- Vacant Possession
- Semi-Detached House
- Kitchen/Diner
- Sealed Unit Double Glazed
- No Upward Chain
- Village Location

37 Trinity Walk, Stowmarket IP14 4AS

Nestled in the charming village of Stowupland, this delightful semi-detached house on Trinity Walk offers a perfect blend of comfort and practicality. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space. The well-appointed reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The heart of the home is the spacious kitchen/diner, which is designed for both functionality and social gatherings. This area is perfect for family meals or hosting friends, ensuring that everyone can enjoy the warmth of the home together. To the rear of the property boasts off-road parking for one vehicle, providing convenience and ease of access. Additionally, there are two brick-built sheds equipped with power and light, offering ample storage or the potential for a workshop or hobby space. This house offers vacant possession with no upward chain, providing you with the flexibility to move in hassle free.

Stowupland offers many amenities including schools, local businesses, pubs and easy access to the A14 corridor providing access to larger towns such as Ipswich and Bury St Edmunds. The nearest railway station is about 5 minutes' drive away in the market town of Stowmarket with main rail links to London Liverpool Street, Bury St Edmunds, Norwich and Cambridge. Stowmarket offers something for everyone including major supermarkets, leisure centre, cinema and medical facilities. This semi-detached house is not just a place to live; it is a wonderful opportunity to create lasting memories in a lovely setting. Whether you are a first-time buyer or looking to settle down in a peaceful village, this property is well worth a visit.



Council Tax Band: B



Entrance Hall

With stairs leading to first floor.

Cloakroom

With window to rear, low level W/C, basin, 1/2 tiled walls and laminate floor.

Sitting Room

With window to front and French doors leading to outside filling the room with natural light, TV point, gas fireplace and radiator.

Rear Hall

With window to rear and door leading to outside. Understairs cupboard, laminate floor and radiator.

Kitchen/Diner

With windows to front and side, high and low units, stainless steel sink and drainer, tiled splashbacks, space for cooker, plumbing for washing machine, laminate floor and radiator.

First Floor Landing

With window to rear, airing cupboard housing combi boiler and loft access.

Bedroom One

With window to front and radiator.

Bedroom Two

With window to front, built-in cupboard and radiator.

Bedroom Three

With window to rear and radiator.

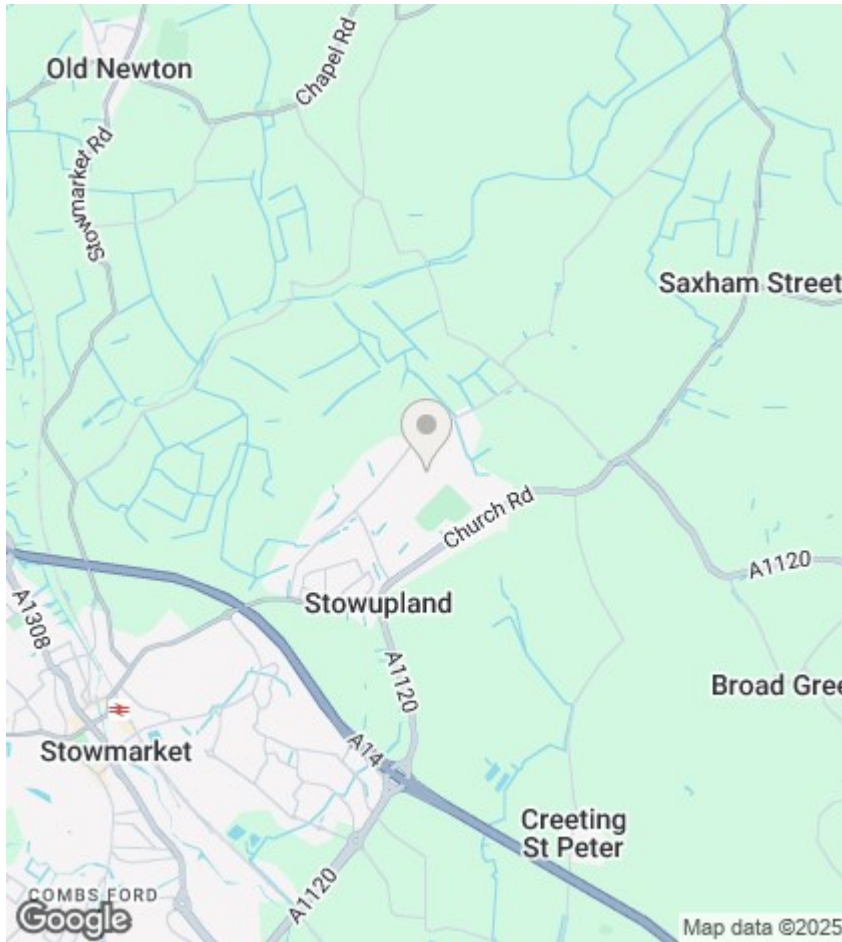
Shower Room

With window to side, walk-in shower, shower boarding, low level W/C, pedestal basin, vinyl floor and radiator.

Outside

To the front of the property is a pathway leading to the front door with lawn, shrubs, hedging and shingle with shrubs. A pathway leads to a side gate giving access to a generous sized rear garden currently split into two sections that can be opened up to create one large outdoor space. The rear garden comprising of a patio area ideal for outdoor entertaining, lawn, pergola, mature shrubs, two brick built sheds both with power and light connected and for privacy an seclusion is fenced all round. Further garden area to the rear comprising of lawn, paving slabs, wild garden, mature shrubs and trees and for privacy and seclusion is fenced all

round. The rear garden also benefits from space to create off road parking.



Directions

Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Continue to follow B1115 At the roundabout, take the 2nd exit onto Stowupland Rd/B1115 Go through 1 roundabout Turn left onto Thorney Green Rd Continue onto Columbyne Cl/Gipping Rd Turn right onto Trinity Walk Turn left to stay on Trinity Walk Destination will be on the left Arrive: Trinity Walk, Stowupland, Stowmarket IP14 4AS, UK

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	75
England & Wales		EU Directive 2002/91/EC