

BUCKS

— PROPERTY AGENTS —



16 Boulters Way, Stowmarket, IP14 1SG

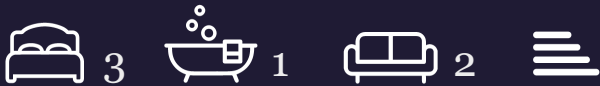
Price £275,000

- Three Double Bedrooms
- Large Kitchen/Diner
- Gas Radiator Central Heating
- Off Road Parking For One Vehicle
- Vacant Possession
- Semi-Detached House
- Conservatory
- Sealed Unit Double Glazed
- Single Garage
- No Upward Chain

16 Boulters Way, Stowmarket IP14 1SG

Nestled in the charming area of Boulters Way, Stowmarket, this delightful semi-detached house offers a perfect blend of comfort and practicality. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The heart of the home is undoubtedly the large kitchen, which is designed to cater to all your culinary needs. A large reception room with sliding doors leading to the conservatory adds a touch of elegance and serves as a lovely space to enjoy the garden views throughout the seasons. The property also boasts a well-appointed bathroom, ensuring convenience for all residents. For those with vehicles, there is off-road parking available for one vehicle, along with a single garage, providing additional storage or parking options. This house offers vacant possession with no upward chain, providing you with the flexibility to move in hassle free.

This semi-detached house is not just a home; it is a sanctuary that offers both comfort and functionality in a desirable location. With its spacious interiors and practical amenities, it presents an excellent opportunity for anyone looking to settle in Stowmarket, providing something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich. Don't miss the chance to make this lovely property your own.



Council Tax Band: C



Entrance Porch

With sliding doors to outside.

Sitting Room

With window to rear and patio doors to conservatory filling the room with natural light, stairs to first floor, wall mounted electric fire and two radiators.

Conservatory

With windows all round and doors leading to outside, laminate flooring and radiator.

Kitchen

With window to front, range of high and low units, breakfast bar, tiled splashbacks, space for cooker with extractor hood and fan, plumbing for washing machine, pantry cupboard with window to side, vinyl flooring and radiator.

First Floor Landing

With window to side, large shelved airing cupboard housing hot water tank and loft access.

Bedroom One

With window to rear and radiator.

Bedroom Two

With window to rear, shelving and radiator.

Bedroom Three

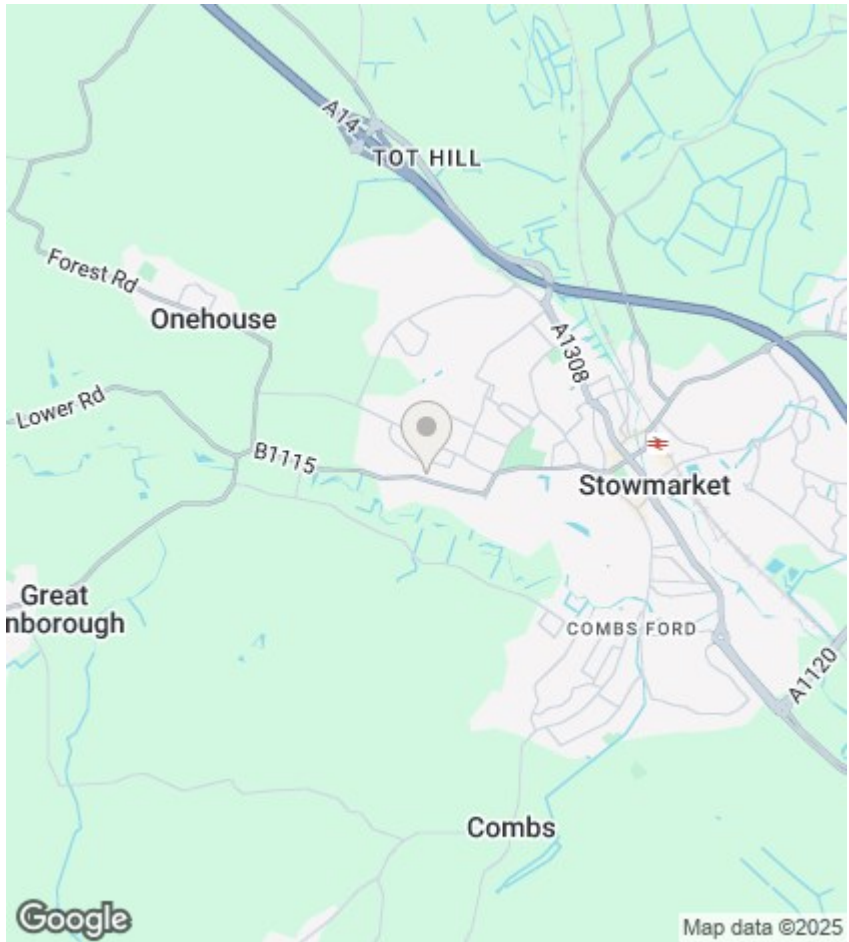
With window to front and radiator.

Shower Room

With window to front, low level W/C, corner shower cubicle, basin in vanity unit with storage, tiled splashbacks, laminate flooring and radiator.

Outside

To the front of the property is a driveway providing off road parking for one vehicle, leading to a single garage with up and over door with power and light connected, shingle garden with shrubs and paving stones. A side gate leads to the rear garden comprising of patio area ideal for outside entertaining, lawn with shrub borders, paving slabs, two sheds and for privacy and seclusion is fenced all round.



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 Turn left onto Gipping Way/A1308 At the roundabout, take the 4th exit and stay on Gipping Way/A1308 Turn right onto Station Rd W/B1115 Continue to follow B1115 Turn right onto Onehouse Rd Turn left onto Thirlmere Dr Turn left onto Boulters Way Destination will be on the right Arrive: Boulters Way, Stowmarket IP14 1SG, UK

Viewings

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

EPC Rating:

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		
England & Wales	EU Directive 2002/91/EC	