

# BUCKS

PROPERTY AGENTS



7 Edgecomb Road, Stowmarket, IP14 2DN

Guide Price £250,000

- Three Double Bedrooms
- Extended Front and Back
- Gas Radiator Central Heating
- Downstairs Bathroom
- Close to Local Amenities
- Semi-Detached House
- Sealed Unit Double Glazing
- Boiler Approx Three Years Old
- Shared Driveway



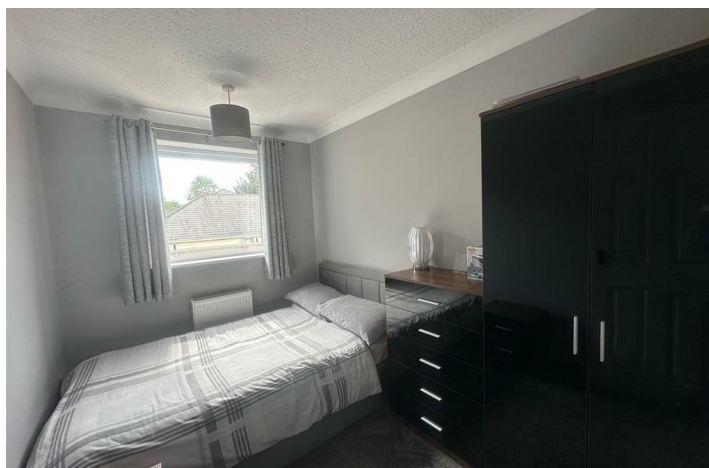
# 7 Edgecomb Road, Stowmarket IP14 2DN

Nestled on the charming Edgecomb Road in Stowmarket, this delightful semi-detached house offers a perfect blend of comfort and modern living. Boasting three generously sized double bedrooms, this property is ideal for families or those seeking extra space. The layout is thoughtfully designed, featuring a convenient downstairs bathroom alongside an upstairs cloakroom, ensuring ample facilities for all residents. The heart of the home is undoubtedly the inviting dining room, which benefits from patio doors that open directly into the rear garden. This seamless connection to the outdoor space is perfect for entertaining guests or enjoying quiet moments in the fresh air. The garden itself provides a lovely retreat, ideal for gardening enthusiasts or simply unwinding after a long day. Additionally, the property has been extended both at the front and back, enhancing its living space and providing flexibility for various needs. A shared driveway offers convenient off-road parking, making it easy to come and go.

This semi-detached house on Edgecomb Road is not just a home; it is a lifestyle choice, situated in a friendly neighbourhood with easy access to Stowmarket town centre offering 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. Whether you are looking to settle down or invest, this property presents an excellent opportunity to enjoy comfortable living in Stowmarket.



Council Tax Band: B



### Entrance Hall

With door leading to outside, built-in cupboard, door leading to bathroom, stairs leading to first floor and vinyl floor.

### Sitting Room

With window to front, TV point and radiator.

### Kitchen

With a range of high and low units, stainless steel sink and drainer, tiled splashbacks, electric hob with extractor hood and fan, electric double oven, space for fridge freezer, space for undercounter fridge, plumbing for washing machine, understairs cupboard and radiator.

### Dining Room

With patio doors leading to rear garden ideal for indoor/outdoor entertaining additionally illuminating the room with natural light, vinyl floor and radiator.

### Bathroom

With window to side, bath with shower over, low level W/C, pedestal basin, tiled splashbacks, vinyl floor and heated towel rail.

### First Floor Landing

With shelved airing cupboard housing hot water tank, loft access to loft housing boiler and radiator.

### Bedroom One

With window to front and radiator.

### Bedroom Two

With window to rear and radiator.

### Bedroom Three

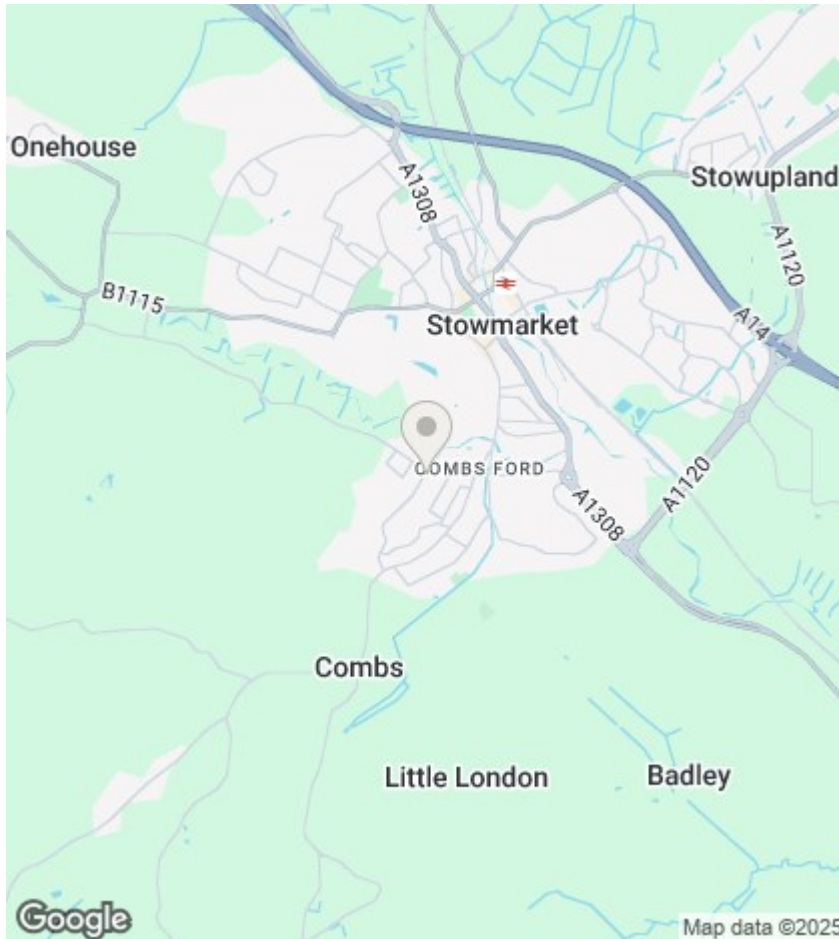
With window to rear and radiator.

### Cloakroom

With window to side, low level W/C, basin and tiled splashbacks.

### Outside

To the front of the property a gravel garden and shared driveway providing off road parking for one vehicle. To the rear a gate leading to the rear garden comprising of small patio area ideal for outside entertaining, steps to lawn, shrubs, shed and for privacy and seclusion is fenced all around.



## 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 right onto Gipping Way/A1308 Turn right onto Hollingsworth Rd At the roundabout, take the 1st exit onto Ipswich Rd At the roundabout, take the 2nd exit onto Needham Rd At the roundabout, take the

## 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) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	