

BUCKS

PROPERTY AGENTS



33 St. Peters Road, Stowmarket, IP14 1LE

Offers Over £315,000

- Three Bedrooms
- Kitchen/Diner
- New Windows and External Doors
- Gas Radiator Central Heating
- Off Road Parking For One Vehicle
- Detached House
- Utility Room
- Sealed Unit Double Glazed
- Single Garage
- Close To Local Amenities

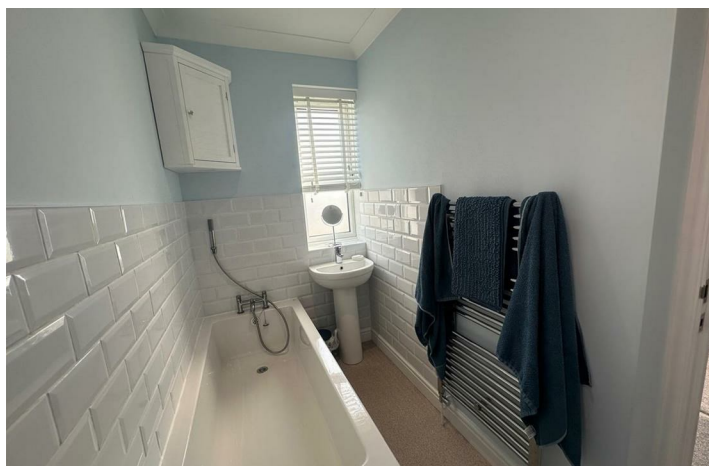
33 St. Peters Road, Stowmarket IP14 1LE

Nestled on the charming St. Peters Road in Stowmarket, this delightful detached house presents an excellent opportunity for families and individuals alike with new windows and external doors fitted. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home. The heart of the home is undoubtedly the spacious kitchen/diner, which provides a wonderful area for family meals and socialising. The kitchen is complemented by a convenient utility room, ensuring that household chores are easily managed. Additionally, the property features a modern wet room, enhancing accessibility and convenience for all residents. For those with vehicles, the property boasts parking for two vehicles, along with a single garage, providing secure storage and additional space for hobbies or tools. The presence of a combi boiler ensures efficient heating and hot water, contributing to a comfortable living environment throughout the year.

This property is not only a house but a home, offering a blend of practicality and comfort in a desirable location within Stowmarket offers 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. With its thoughtful layout and essential amenities, it is sure to appeal to a wide range of potential buyers or renters. Do not miss the chance to make this lovely property your own.



Council Tax Band: C



Entrance Hall

With stairs leading to first floor, understairs cupboard, LVT floor and radiator.

Sitting Room

With window to front and patio doors leading to rear garden ideal for indoor/outdoor entertaining also additionally illuminating the room with natural light, TV point, LVT floor and two radiators.

Kitchen/Diner

With bay window to front, range of high and low units, stainless steel sink and drainer, tiled splashbacks, gas hob with extractor hood and fan, electric oven, integrated dishwasher, space for fridge freezer, vinyl floor and radiator.

Utility Room

With window to front and door leading to outside, range of high and low units, stainless steel sink and drainer, tiled splashbacks, plumbing for washing machine, cupboard housing Combi boiler, loft access and radiator.

Wet Room

With window to side, shower, low level W/C, pedestal basin, fully tiled walls and heated towel rail.

First Floor Landing

With window to side, loft access and radiator.

Bedroom One

With window to rear, walk-in wardrobe and radiator.

Bedroom Two

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

Bedroom Three

With window to front and radiator.

Bathroom

With windows to rear and side, Bath with mixer tap and shower attachment, low level W/C, pedestal basin, tiled splashbacks, vinyl floor and heated towel rail.

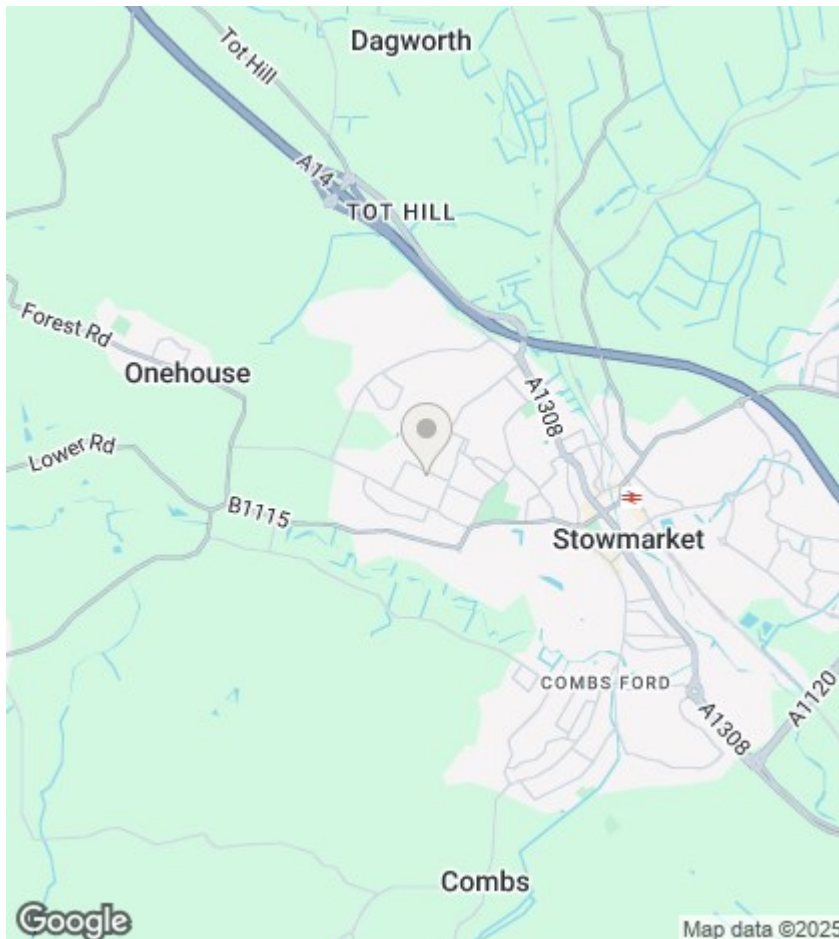
Outside

To the front of the property is a front garden comprising of pathway leading to front door, lawn, hedging and shrubs. To the rear of the property is a side gate leading to the rear garden comprising of lawn, paving stones and for privacy and seclusion is fenced and walled all around. With a single garage

with up and over door, personnel door to side and power and light connected.

Agent Note

Bedroom One no longer has an En-Suite shown on the floorplan this has been converted into a Walk-in wardrobe.



Directions

Market Pl, 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 Go through 1 roundabout Turn left onto St Edmunds Rd Turn left onto Kingsmead Rd Turn right onto Silverdale Ave Continue onto Windermere Rd Turn right onto St Peter's Rd Destination will be on the left Arrive: St Peter's Rd, Stowmarket IP14 1LE, UK

Viewings

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

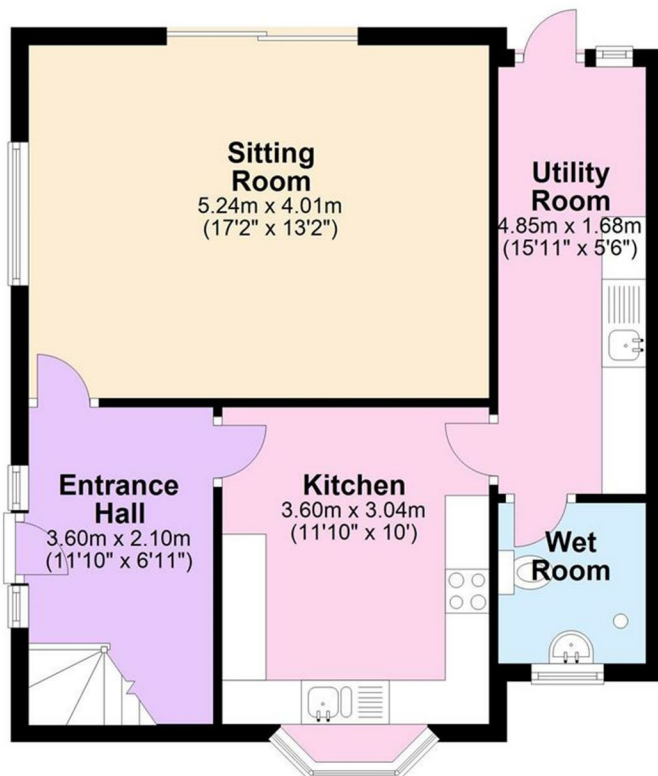
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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	

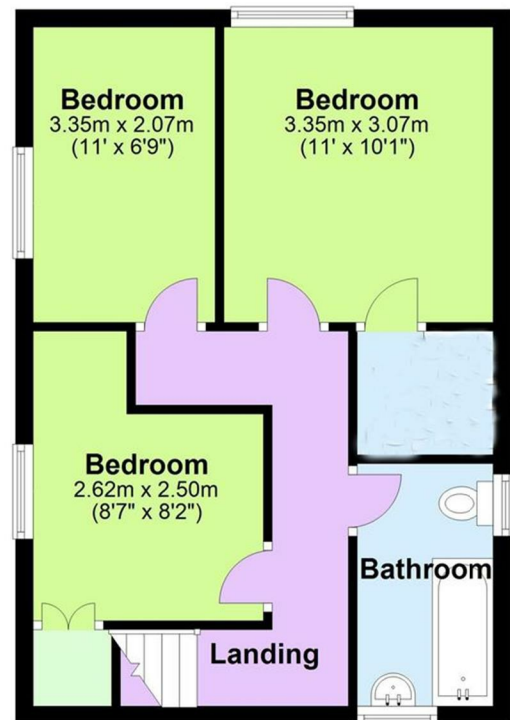
Ground Floor

Approx. 52.7 sq. metres (567.5 sq. feet)



First Floor

Approx. 40.4 sq. metres (435.3 sq. feet)



Total area: approx. 93.2 sq. metres (1002.9 sq. feet)