

# BUCKS

PROPERTY AGENTS



61 St. Peters Road, Stowmarket, IP14 1LE

Price £325,000

- Three Double Bedrooms
- Kitchen/Diner
- Shower Room And Bathroom
- Gas Radiator Central Heating
- Single Garage
- Corner Plot Detached House
- Utility Room
- Sealed Unit Double Glazing
- Solar Panels
- Off Road Parking For Several Vehicles



# 61 St. Peters Road, Stowmarket IP14 1LE

Nestled on St. Peters Road in the charming town of Stowmarket, this delightful detached house offers a perfect blend of comfort and modern living. Boasting three well-proportioned double bedrooms, this property is ideal for families or those seeking extra space. The house features a spacious reception room, providing a welcoming area for relaxation and entertaining guests. The kitchen/diner is a standout feature, designed to be both functional and inviting, making it the perfect space for family meals or social gatherings. Additionally, the property includes both a shower room and a separate bathroom, ensuring convenience for all residents. Set on a generous corner plot, this home benefits from ample outdoor space, complemented by a single garage and off-road parking for up to three vehicles. The presence of solar panels adds an eco-friendly touch, promoting energy efficiency and potentially reducing utility costs.

With its desirable location and thoughtful layout, this detached house on St. Peters Road presents an excellent opportunity for those looking to settle in a welcoming community within Stowmarket 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. Don't miss the chance to make this lovely property your new home.



Council Tax Band: D



### Entrance Hall

With stairs leading to first floor and understairs cupboard.

### Sitting Room

21'9 x 11'8

With window to front and patio doors leading to rear garden ideal for indoor/outdoor entertaining additionally illuminating the room with natural light, TV point, open fireplace with wood burner inset and radiator.

### Kitchen/Diner

21'7 x 8'9

With two windows to side and window to front, range of high and low units, matching worktops and splashbacks, butler sink, space for range cooker with extractor hood and fan, boiler and two radiators.

### Rear Hallway

13'5 x 3'8

With doors leading to side and rear and radiator.

### Utility Room

8'0 x 5'8

With window to rear, high and low units, worktop, butler sink, plumbing for washing machine, space for tumble dryer, fully tiled walls and radiator.

### Shower Room

8'5 x 5'8

With window to rear, shower cubicle, low level W/C, pedestal basin, fully tiled walls and radiator.

### First Floor Landing

With window to rear, airing cupboard housing hot water tank and loft access.

### Bedroom One

15'1 x 11'3

With windows to front and side, built-in wardrobes and radiator.

### Bedroom Two

11'6 x 9'3

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

### Bedroom Three

11'3 x 8'11

With windows to side and rear, built-in double wardrobe with glass sliding doors and radiator.

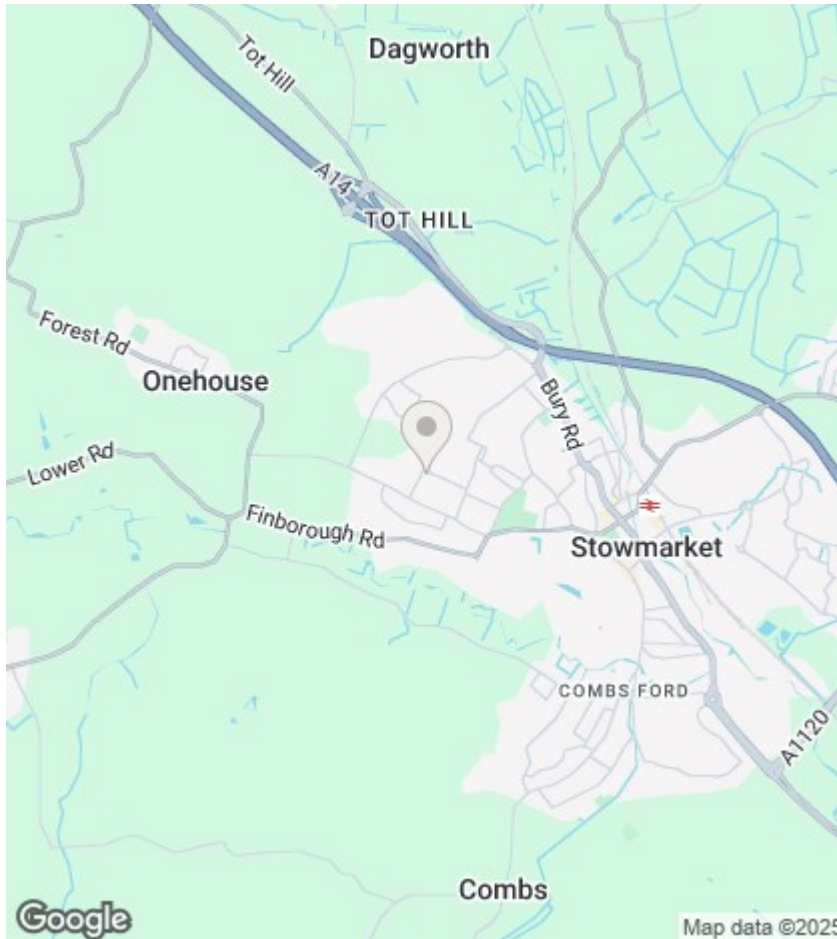
### Bathroom

With window to side, bath with mixer tap and shower attachment, low level W/C, pedestal basin, fully tiled floor and heated towel rail.

### Outside

The property sits within a corner plot comprising of lawns, shrubs, trees, low brick wall, driveway providing off road parking for several vehicles and leading to single garage with window to side, up and over door, power and light connected and personnel door leading to lean to. To the rear of the property with access through side gate is a rear garden comprising of patio area ideal for outside entertaining, lawn, pergola with a roof, pond, shed and covered lean to. The property benefits from solar panels that are owned.





## 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 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: Saint Peter's Road, Stowmarket IP14 1LE, UK

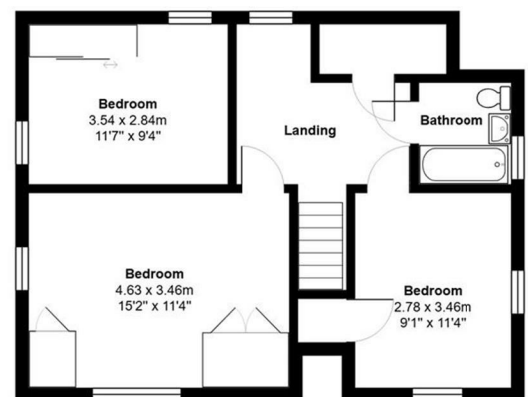
## Viewings

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	85
(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	



Total Area: 148.5 m<sup>2</sup> ... 1598 ft<sup>2</sup>