

BUCKS

PROPERTY AGENTS



36 Brooke Way, Stowmarket, IP14 1US

Offers Over £310,000

- Three Bedrooms
- Newly Fitted Cloakroom
- Sealed Unit Double Glazed
- Combi Boiler
- High Specification
- Semi-Detached House
- Newly Fitted En-Suite to Master Bedroom
- Gas Radiator Central Heating
- Immaculately Presented
- Single Garage and Off Road Parking

36 Brooke Way, Stowmarket IP14 1US

Located in the charming area of Brooke Way, Stowmarket, this immaculately presented semi-detached house offers a perfect blend of comfort and modern living with made to measure shutters fitted to all windows and downlights in all rooms. With three well-proportioned bedrooms, including a master suite complete with a newly fitted en-suite shower room, this property is ideal for families or those seeking extra space. The heart of the home is the inviting reception room, which features elegant French doors that open directly into the low-maintenance rear garden. This outdoor space, adorned with artificial grass, provides a serene retreat for relaxation or entertaining guests, all while requiring minimal upkeep. The property boasts two bathrooms, additionally a newly fitted cloakroom, ensuring convenience for both residents and visitors. Additionally, the single garage and off-road parking for two vehicles offer practicality and ease of access.

This residence is not only a comfortable home but also a wonderful opportunity to enjoy the vibrant community of 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. With its modern amenities and thoughtful design, this semi-detached house is ready to welcome its new owners. Don't miss the chance to make this lovely property your own.



Council Tax Band: C



Entrance Hall

With stairs leading to first floor, built-in cupboard, porcelain tiled floor and radiator.

Sitting Room

With windows to front and French doors leading to rear garden ideal for indoor/outdoor entertaining, media wall with TV point, feature wall hung electric fire, laminate floor and radiator.

Kitchen/Diner

With windows to front and side, range of modern high gloss high and low units, sink and drainer, matching worktops and splashbacks, tiles splashbacks, induction hob with extractor hood and fan, electric oven, space for American fridge freezer, integrated washing machine and dishwasher, cupboard housing Combi boiler and radiator.

Cloakroom

With newly fitted cloakroom comprising of low level W/C, basin in vanity unit, storage cupboards, fully tiled walls, tiled floor and heated towel rail.

First Floor Landing

With loft access and radiator.

Bedroom One

With windows to front and rear filling the room with natural light and radiator.

En-Suite

With newly fitted En-Suite comprising of double shower cubicle, wall hung W/C, basin sink over vanity unit, fully tiled walls, tiled floor and heated towel rail.

Bedroom Two

With windows to front and side filling the room with natural light and radiator.

Bedroom Three

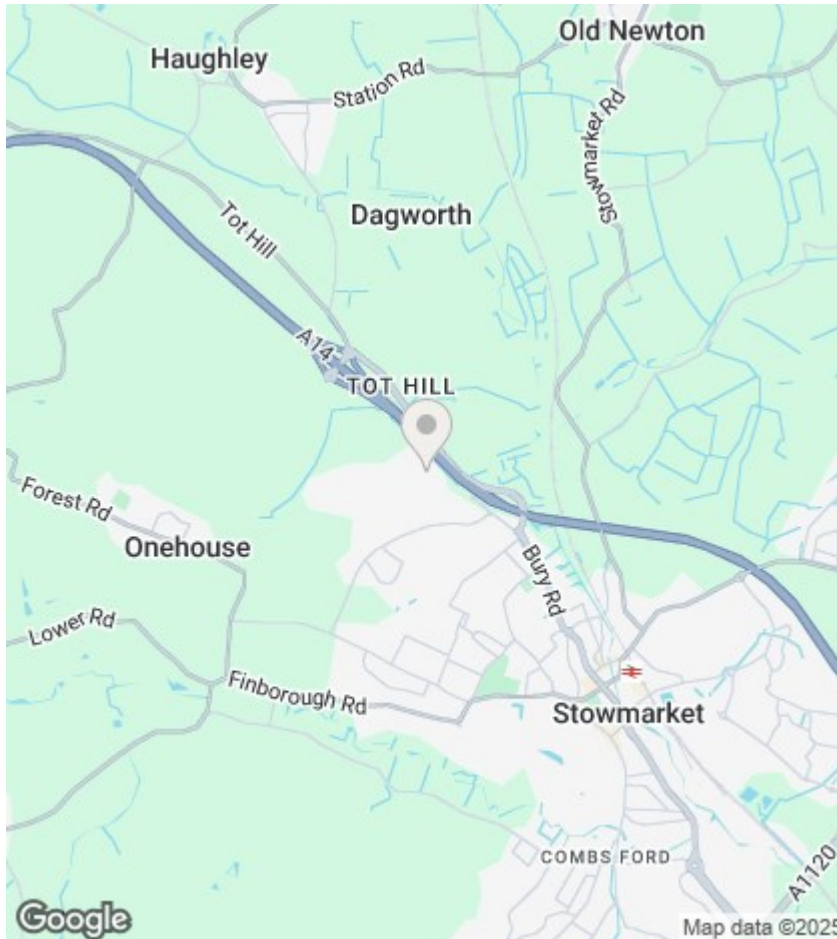
With window to side and radiator.

Bathroom

With window to front, bath with shower over, shower screen, low level W/C, pedestal basin, tiled splashbacks, tiled floor and radiator.

Outside

To the front of the property is a pathway leading to the front door with artificial grass and hedging. To the rear of the property is a rear garden comprising of patio area ideal for outdoor entertaining, artificial grass, gate to the rear for access and for privacy and seclusion is fenced and walled 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 left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 1st exit onto Bury Rd At the roundabout, take the 1st exit onto Brooke Wy. Destination will be on the right Arrive: Stowmarket IP14 1US, UK

Viewings

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

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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

