

BUCKS

PROPERTY AGENTS



30 Spencer Way, Stowmarket, IP14 1UB

Guide Price £300,000

- Three Bedrooms
- Two Reception Rooms
- Oak Internal Doors Throughout
- Modernised and Updated Throughout
- South Facing Rear Garden
- Detached House
- New UPVC Windows and Doors In 2022
- New Blinds Throughout
- Gas Radiator Central Heating With Combi Boiler
- Single Garage and Off Road Parking For One Vehicle

30 Spencer Way, Stowmarket IP14 1UB

Located in the charming area of Spencer Way, Stowmarket, this delightful well presented detached house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The home boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The property has been thoughtfully modernised and updated throughout, ensuring a contemporary feel while retaining its character with oak internal doors throughout. The south-facing rear garden is a true highlight, allowing for plenty of natural light and creating a lovely outdoor space to enjoy during the warmer months. For your convenience, the house features a combi boiler, ensuring efficient heating and hot water. Additionally, there is a single garage equipped with power and light, along with off-road parking for one vehicle, making it easy to accommodate your transportation needs. With parking available for one vehicles, this home is not only practical but also perfectly positioned for those who appreciate a peaceful residential setting.

This property is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the benefits of a modernised home 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 house your new home.



Council Tax Band: C



Entrance Hall

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

Sitting Room

With patio doors leading to rear ideal for indoor/outdoor entertaining additionally filling the room with natural light, TV point and radiator.

Dining Room

With French doors leading to conservatory and radiator.

Conservatory

With windows all around, tiled floor and French doors leading to rear garden.

Kitchen

With window to front and door leading to outside, range of modern high and low units, sink and drainer, new worktops and matching splashbacks, gas hob with extractor hood and fan, electric oven, space for fridge freezer, plumbing for washing machine and slimline dishwasher, built-in pantry and cupboard housing Combi boiler installed 2021.

Cloakroom

With window to side, low level W/C, basin in vanity unit, vinyl floor and radiator.

First Floor Landing

With window to front, loft access to a part boarded loft with pull down ladder, built-in storage cupboard and radiator.

Bedroom One

With window to rear and radiator.

Bedroom Two

With window to rear, built-in wardrobe to one wall and radiator.

Bedroom Three

With window to front, storage area over stairwell and radiator.

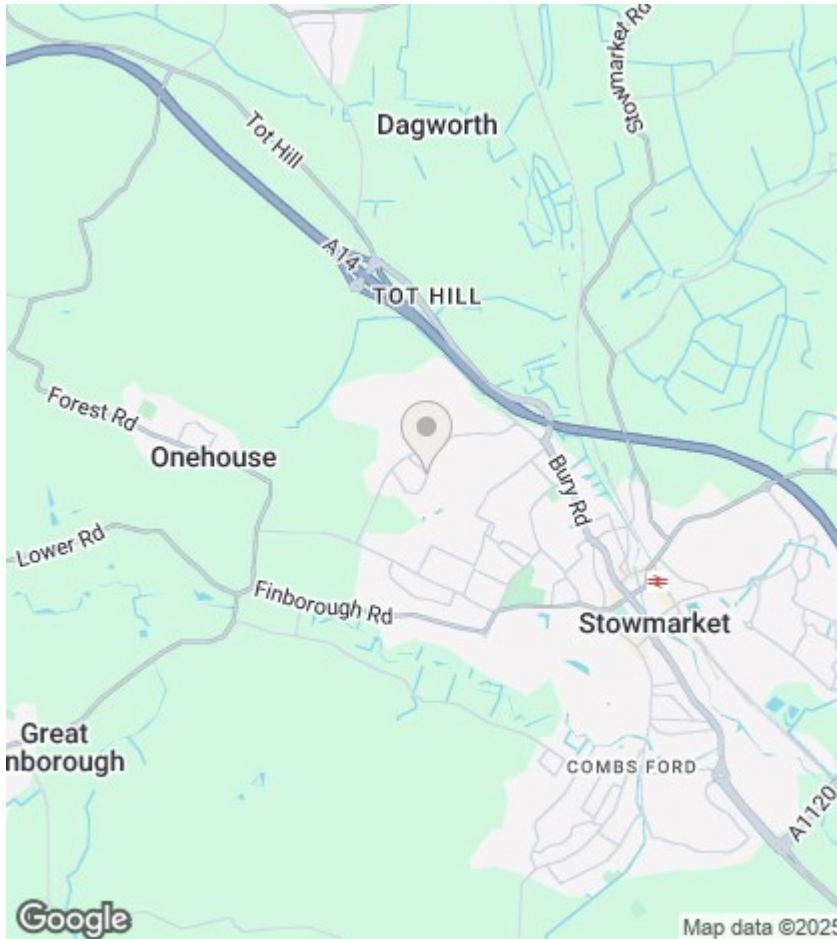
Bathroom

With window to front, bath with shower over, low level W/C, basin in vanity unit, extensively tiled walls, vinyl floor and heated towel rail.

Outside

To the front of the property are paving stones and step leading to the front door, low hedging to the front and side with lawn, shrubs and shingle. To the

rear of the property is a south facing rear garden comprising of patio area ideal for outside entertaining, awning, lawn, wood store, hedging, shrubs and for privacy and seclusion is fenced all around. Paved path leads to garage with personnel door, single garage with new up and over door with power and light connected with fitted worktops, access to loft with light and off road parking for one vehicle.



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 Slight left towards Chilton Way Slight left onto Chilton Way Turn left onto Spencer Way Destination will be on the left Arrive: Spencer Way, Stowmarket IP14 1UB, UK

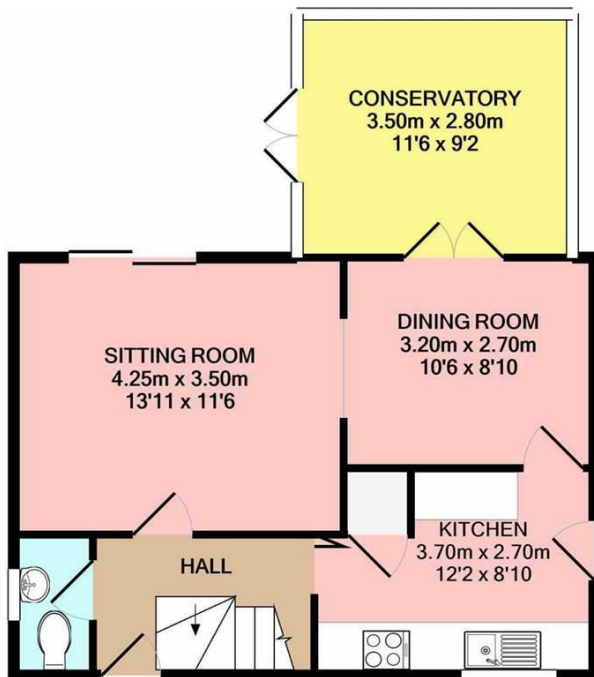
Viewings

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

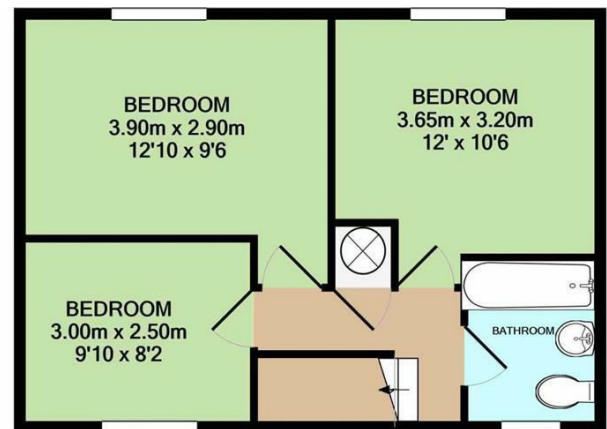
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(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. FLOOR
AREA 49.5 SQ.M.
(533 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 38.3 SQ.M.
(412 SQ.FT.)

TOTAL APPROX. FLOOR AREA 87.8 SQ.M. (945 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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