

Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS



11 Thackeray Grove,  
Stowmarket, IP14 1RE

Guide Price  
£375,000



*This superb detached family home 'tick all the boxes'*

This attractively presented modern detached house provides an excellent level of accommodation making it perfect for family living.

Occupying a pleasant position of the popular Chilton Hall development, the property benefits from gas-fired central heating and uPVC sealed unit glazing. Set in enclosed gardens, the house includes ample parking and a single garage.

As properties of this standard rarely stay on the market for long we would thoroughly recommend an early internal inspection.

- Well appointed detached home
- Occupying a well served location
- Cloakroom, sitting room, dining room
- Kitchen, utility/boot room, study
- Master bedroom with en suite shower
- 3 Further bedrooms, family bathroom
- Gas central heating, uPVC glazing
- Single garage, gardens, parking





On the ground floor: The entrance hall has a cloakroom and gives access to all 3 reception rooms and the kitchen. The sitting room is of a generous size and includes French doors leading out into the garden. The separate dining room has space for a good-sized table and the study is perfect for anyone needing a home office.

The fitted kitchen includes a built-in oven and hob. There is an integrated fridge freezer, washing machine and slimline dishwasher. A door leads out to a side utility/boot room with doors to both the front and rear gardens.

On the first floor: The landing gives access to all 4 bedrooms and the refitted family bathroom. The master bedroom includes an en suite shower room and bedroom 2 has built-in storage.

#### Outside

The gardens to the front of the house are of open plan design being laid to lawn. A driveway provides parking and access to a detached single garage which has an electrically operated roller door, light and power connected, eaves storage space and a side courtesy door.

The rear gardens are fully enclosed by fencing and are again laid to lawn with a sheltered patio area providing the perfect space for entertaining.

COUNCIL TAX - BAND D

ENERGY PERFORMANCE - C

COUNCIL - Mid Suffolk

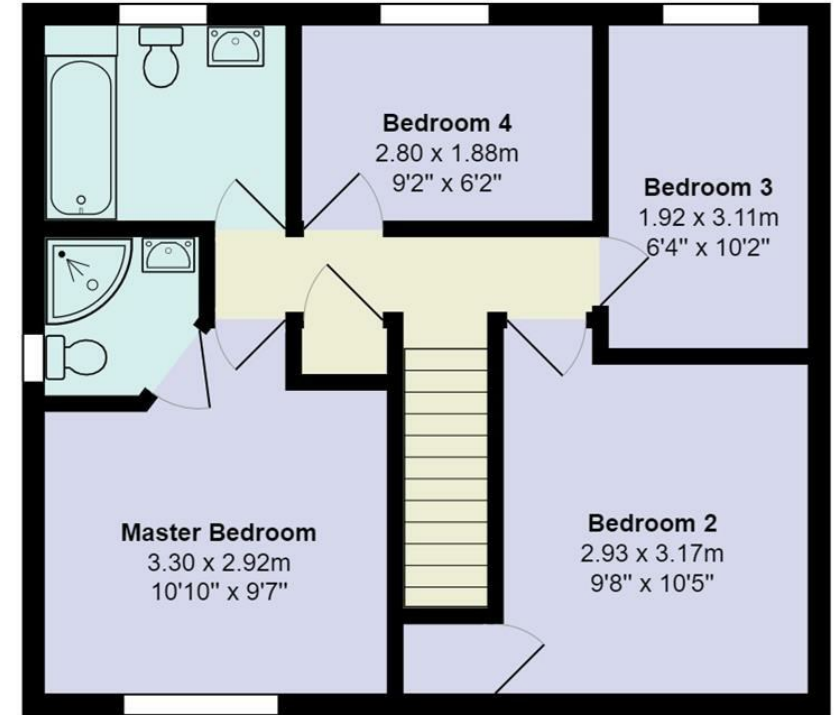
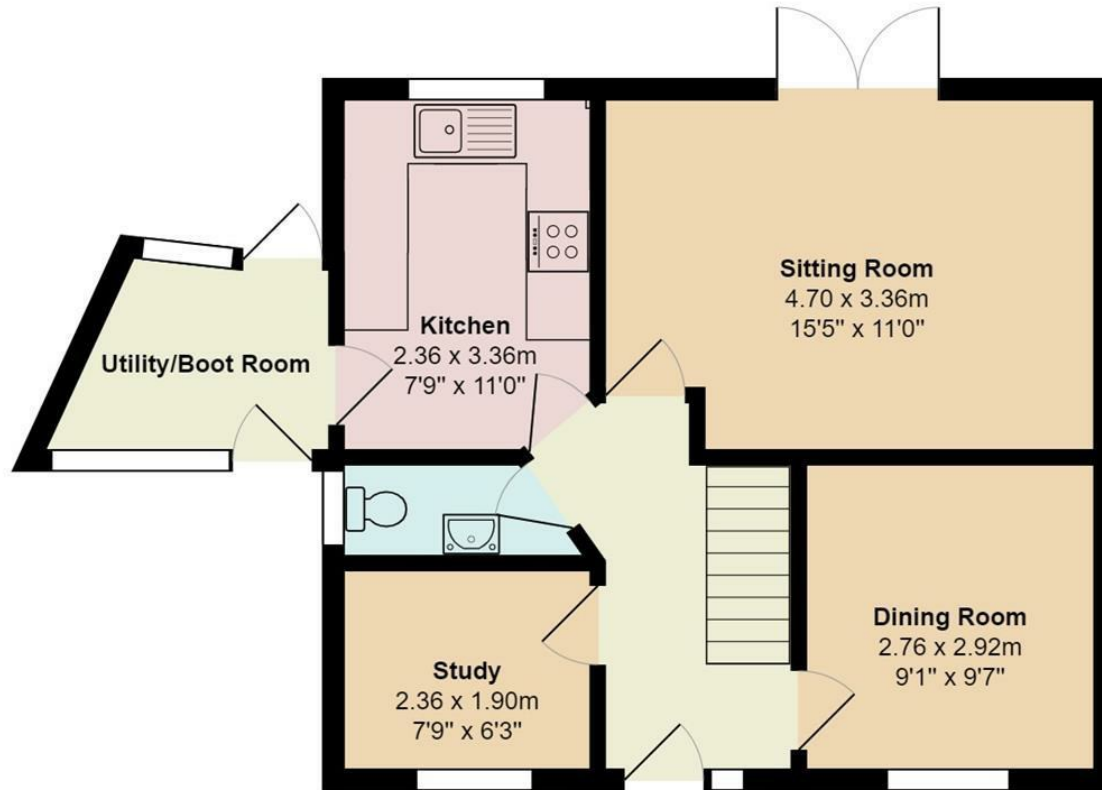
SERVICES - All main services are connected

BROADBAND - Ofcom states Ultrafast broadband is available

Mobile - Ofcom states all mobile phone providers are likely

WHAT3WORDS - [llilac.helps.easygoing](https://www.what3words.com/llilac.helps.easygoing)





Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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