



Finborough Road, Stowmarket,  
IP14 1PT

£215,000 Freehold

**MaxwellBrown**

Independent Property Agents

A delightful former mill workers cottage set back from the road within The Clovers Mill conversion within an easy walk of Stowmarket town centre. The property boasts some wonderful features including stripped original Pine Doors and exposed red brick and Victorian Cast fireplaces. The property has accommodation including Lounge, Dining room, Kitchen, Shower room, 2 double bedrooms, En-suite bathroom, gas central heating, car parking space and enclosed rear garden.





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Part glazed door to:

## Lounge:

With open red brick fireplace with wood burner and Pamment hearth, wall and pendent lights, meter cupboard, television point, radiator and Pine door to:

## Dining area:

Glazed door to rear, Pine doors to staircase leading to first floor, brick feature open fireplace, Honeywell thermostat, radiator and opening through to:

## Kitchen:

Range of grey fronted units with walnut and Granite worksurfaces comprising twin ceramic sink unit with mixer tap, plumbing for automatic washing machine and cupboards under, Granite work surfaces with cupboards, drawers and space under, tiled splash backs, slate tiled floor, Fitted range cooker with 5 burner hob, stainless steel splashback and extractor hood over, window to side, 2 single eye level units, , Pine door to:

**Lobby:** Through to:

## Shower room:

Fitted with white suite comprising walk in shower cubicle with thermostatic shower, wash hand basin, low level flushing suite, heated towel rail, radiator, window to side, ceramic flooring, spot lighting.

## First floor landing:

With access to loft, smoke detector and Stripped pine doors to:

## Bedroom 1:

Window to front, radiator, built in wardrobe, Cast iron Victorian fireplace with pine surround, cupboard housing Worchester Bosch gas fired boiler supplying hot water and heating, radiator, remote control lighting.

## Bedroom 2:

Window to rear, oak flooring, built-in wardrobe, radiator, door to:

## Bathroom:

Fitted with white suite comprising panelled bath, wash hand basin, low level flushing suite, window to side, tile splash backs, tile flooring, storage cupboard, radiator.

## Outside:

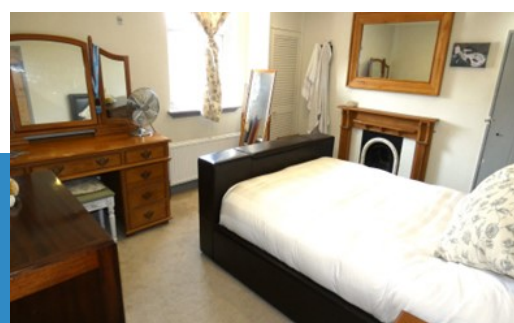
To the front of the property there is an allocated car space and small border with mature climbing rose. Side access leads to the delightful rear garden which is enclosed by close board fencing, with rustic brick paving and flower borders. The garden offers a high degree of privacy.

## Services:

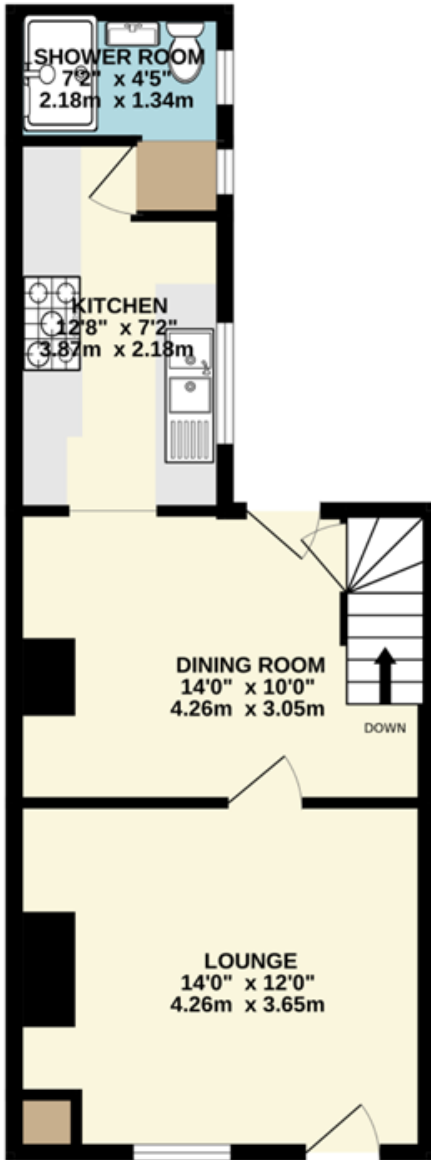
We understand that all main services are connected to the property.

## Note:

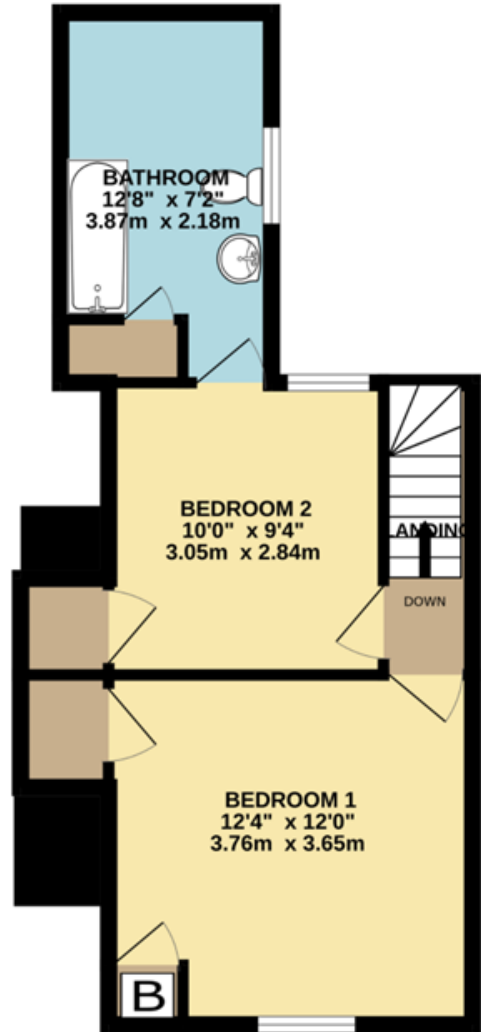
The heating system can control room by room remotely via a mobile phone app



GROUND FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.

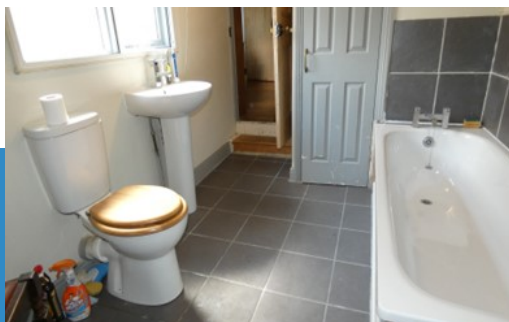
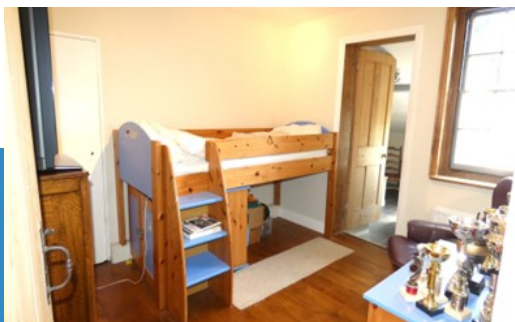


TOTAL FLOOR AREA : 802 sq.ft. (74.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC







IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

