



Hall Road  
Stowmarket IP14 1TN  
£275,000 Freehold

**MaxwellBrown**

Independent Property Agents

Situated on a good sized corner plot on the popular Chilton Hall development to the west of Stowmarket town centre this well presented detached bungalow offers hall, fitted kitchen, lounge 2 double bedrooms and bathroom. Externally the property has a large enclosed rear garden, attached single garage, block paved driveway allowing off road parking. The property has double glazing and electric heating.





Recessed entrance porch with sealed unit double glazed door to:

Entrance Hall:

Storage cupboard, Dimplex thermostatic panel radiator, access to loft, airing cupboard with lagged hot water tank and immersion heater, newly fitted carpet, doors to:

Lounge:

Dimplex thermostatic panel radiator, television point, newly fitted carpet, wide sliding patio doors overlooking the garden and door to:

Kitchen:

Fitted with Oak fronted units with marble effect worktops, range cupboards and drawers under, folding ironing board and pull out table, range of eye level units, stone resin 1 1/2 bowl sink unit with mixer tap, Bosch oven, Neff ceramic hob and extractor hood, Neff integrated freezer, Liedherr fridge, Bocsh slimline dishwasher, coved ceiling, inset ceiling spotlights, double glazed windows to side and rear, tiled splashbacks and ceramic tiled floor. Double glazed door to rear garden and door returning to hall.

Bedroom 1:

Double glazed window to front, Dimplex thermostatic panel radiator, range of fitted wardrobes, central dressing table, knee hole, drawers and top cupboards, newly fitted carpet.

Bedroom 2:

Double glazed window to side, Dimplex thermostatic panel radiator, newly fitted carpet, small built-in cupboard.

Bathroom:

Fitted white suite comprising panelled bath with thermostatic shower over and screen, vanity units with cupboards and drawers inset wash basin and low level WC with concealed cistern, fully tiled walls and floor, double glazed window to side.

Outside:

The property is set on a good sized corner plot with the front garden being open planned and laid to lawn. Block paved path and driveway allowing off road parking and leading to the single attached garage with up and over front door, power and light, window and personal door to rear. Gate to side giving pedestrian access to the good sized rear garden with large paved patio enclosed by low wall and planters leading onto large lawn with flower borders, timber garden shed. The garden is enclosed by close board fencing and offer a high degree of privacy.

Services:

It is understood that mains water, electricity and drainage are connected to the property. Gas is available locally. Contact Cadant for connection information.

Council Tax: Band C Mid Suffolk District Council

Broadband: Maximum available download speeds

Standard 7 Mbps

Superfast 80 Mbps

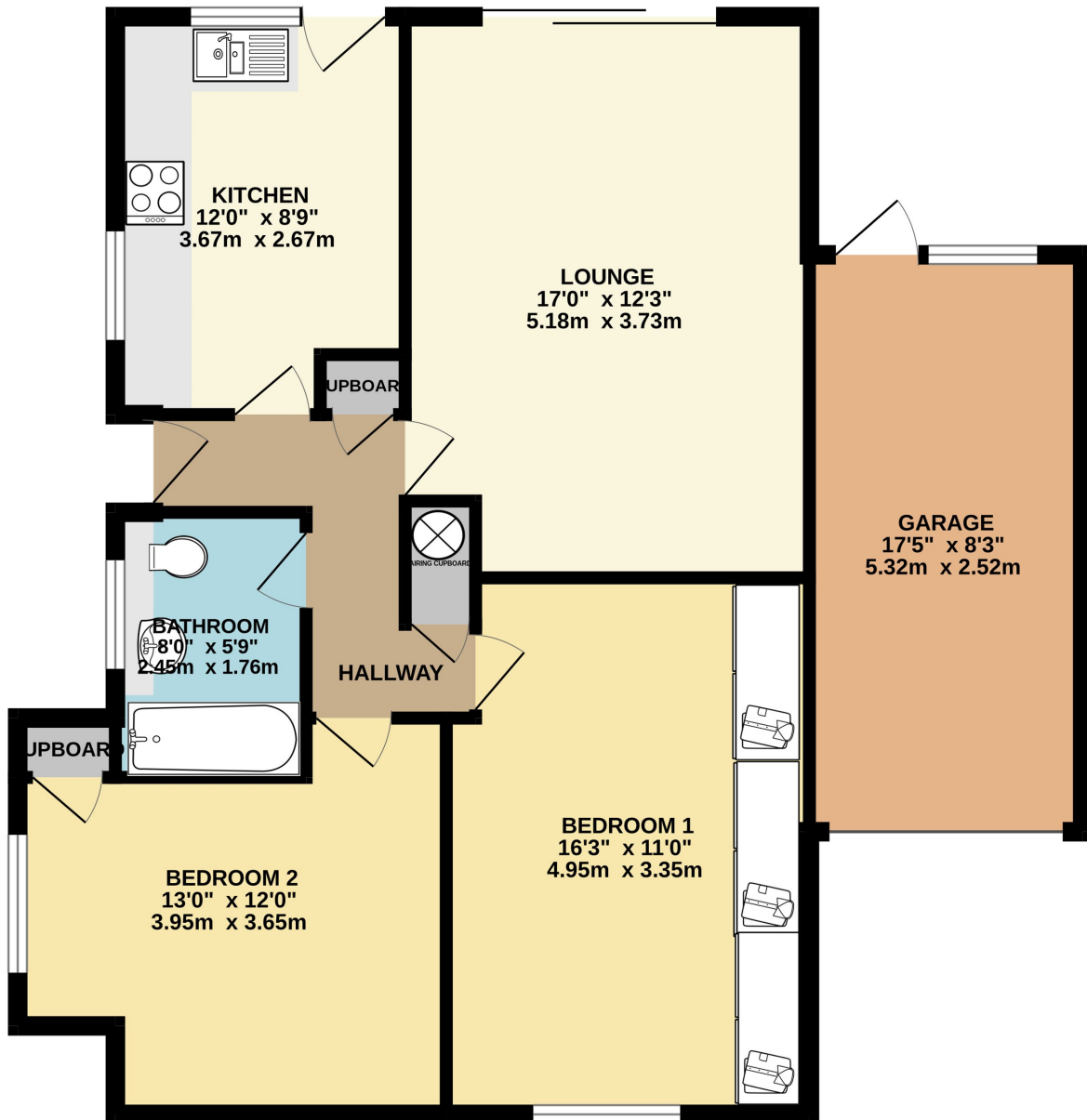
Networks available: Openreach

Information source Ofcom.org.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		



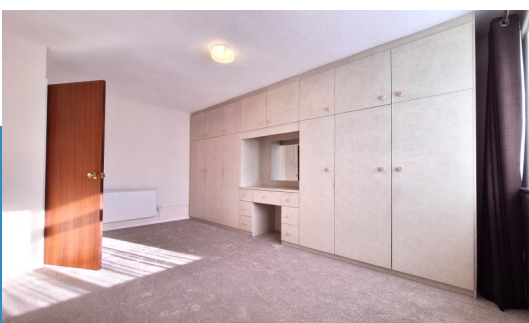
GROUND FLOOR  
865 sq.ft. (80.4 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 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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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.

