



Spencer Way
Stowmarket IP14 1UQ
£280,000 Freehold

MaxwellBrown

Independent Property Agents

Situated in a small cul-de-sac on the popular Chilton Hall development to the west of Stowmarket town centre, this well presented, 3 bed roomed detached house, offers spacious family accommodation including, hall, cloakroom, I shaped lounge/dining room, recently fitted kitchen, conservatory, 3 bedrooms and family bathroom. The property also features gas central heating, double glazing, garage, off road parking for 3 cars and secluded well kept enclosed rear garden.



Canopy Porch: Sealed unit double glazed door to:

Entrance Hall: With an electric panel radiator, doors to:

Cloakroom: Fitted with a white suite of low level WC, pedestal wash basin, sealed unit double glazed window to side.

Lounge / diner: With a projected bay window to the front, sealed unit double glazed window to side, stairs to the first floor with cupboard under, radiator, TV aerial socket, coving, smoke detector, built in mock fireplace housing log effect electric fan heater, Honeywell thermostat, sliding patio doors to and door to kitchen:

Conservatory: UPVC double glazed full length with sliding patio doors to side, fanlight windows, heat reflecting roof.

Kitchen: refitted in 2022 with white gloss fronted units and compact laminate slate effect worktops, inset stainless steel sink unit with carved drainer and spray mixer tap, cupboard and AEG slimline dishwasher under, range of base units, AEG washing machine, tall unit housing AEG fridge/freezer, double oven with microwave / grill, AEG gas hob, Bosch extractor hood, range of eye level units, Worcester gas fired combination boiler (replaced in 2022) supplying domestic hot water and central heating system, dark oak effect LVT flooring, coving, radiator, tall broom cupboard and thin tall ironing board cupboard, porcelain tiled splashbacks, sealed unit double glazed window to rear and part glazed door to side.

First floor landing: With radiator, access to loft, shelved cupboard, airing cupboard with slated shelves, electric tube heater, sealed unit double glazed window to side. Doors to:

Bedroom 1: Sealed unit double glazed window to rear, TV aerial socket, radiator, double built-in wardrobe with shelves and hanging space.

Bedroom 2: Sealed unit double glazed window to front, built-in wardrobe, radiator.

Bedroom 3: Sealed unit double glazed window to front, radiator.

Bathroom: Fitted with a white suite comprising panelled bath with Mira thermostatic shower over, curtain & rail, heated towel rail, low level WC, pedestal wash basin, extractor fan, light grey herringbone oak effect vinyl flooring, sealed unit double glazed window to rear.

Outside: To the front of the property is a large block paved parking area with space for 3 cars, up and over door leading to single garage measuring 17.5ft x 8ft with power and light, eaves storage space and personnel door to side. Side gate to rear garden which wraps around the back of the property laid mainly to lawn with flower and shrub borders, paved patio area to southern aspect with two timber garden sheds one having power and light. The garden is enclosed by close board fencing and enjoys a high degree of seclusion.

Services:

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

Council tax:

Band C. Mid Suffolk District Council

Broadband:

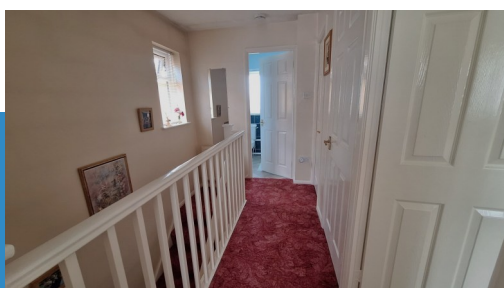
Maximum download speed

Standard 5 Mbps

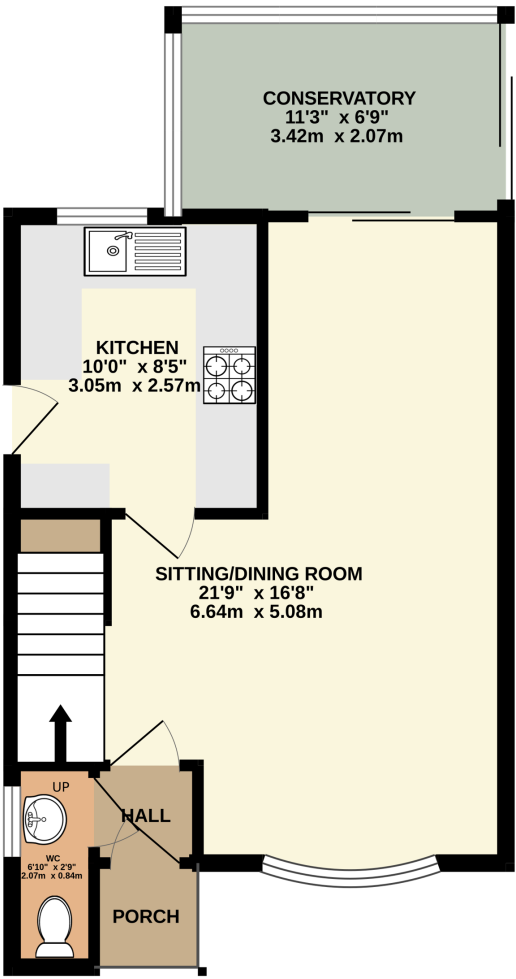
Superfast 56Mbps

Ultrafast 2000Mbps

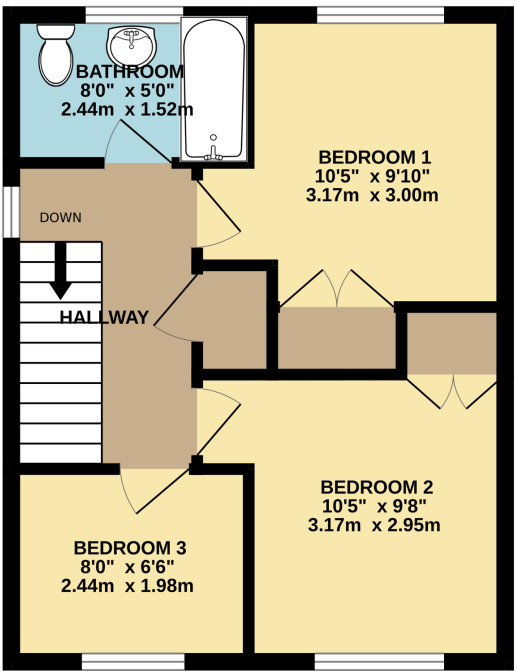
Information source [Ofcom.org.uk](https://www.ofcom.gov.uk)



GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





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.

