

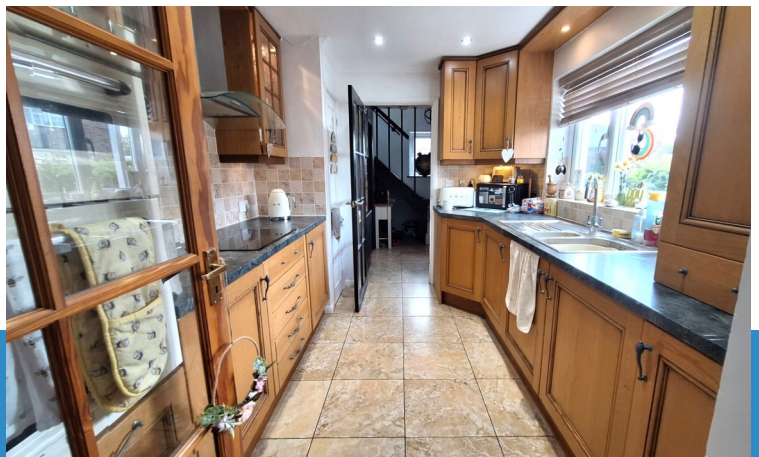


Wordsworth Road  
Stowmarket, IP14 1TT  
£310,000 Freehold

**MaxwellBrown**

Independent Property Agents

Set in a quiet, small cul-de-sac on the popular Chilton Hall development this detached modern house offers spacious family accommodation including hall, cloakroom, lounge and dining areas, conservatory, kitchen, study/playroom, utility room, 3 bedrooms and bathroom. The property benefits from, gas central heating, double glazing, enclosed gardens, car parking spaces and photovoltaic roof panels.





## Composite part glazed door to:

### Entrance hall:

Underfloor heating, ceramic tiled floor, sealed unit double glazed window to side, stairs to first floor and doors to:

### Cloakroom:

White low level WC, wash basin, 1/2 tiled walls and ceramic tiled floor with underfloor heating, sealed unit double glazed window to front.

### Lounge:

Oak floor, Mock Adam style fireplace with marble hearth and back plate and coal effect gas fire, coved ceiling, radiator, sealed unit double glazed French doors to conservatory and arch through to:

### Dining room:

Sealed unit double glazed window to rear, oak floor, television point, coved ceiling, wall mounted feature electric fire and radiator.

### Conservatory:

Ceramic floor, central fan/light, French doors to garden.

### Kitchen:

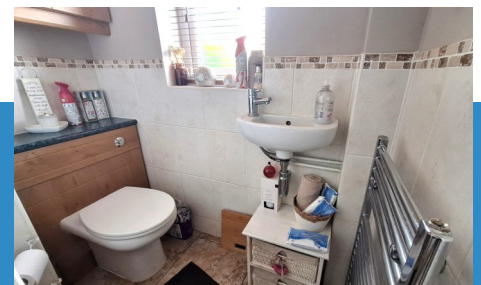
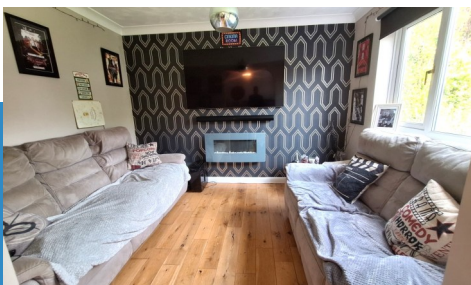
Fitted with Oak fronted units under stone effect worktops with good range of units at base and eye level, 1 1/2 bowl inset sink unit with mixer tap, Beko slimline dishwasher, Twintec water softener, Leibherr fridge, Neff induction hob, tall unit housing Smeg double oven, Worcester as boiler supplying hot water and central heating system, underfloor heating, ceramic tiled floor, sealed unit double glazed window to front, inset spot lights, shelved pantry, tiled splashbacks. Small paned glazed door to:

### Utility room:

Ceramic tiled floor, Cream Shaker units with sone effect tops, inset stainless steel bowl with mixer tap, plumbing for washing machine, metro tiled splashbacks, sealed unit window and stable door to rear and door to front, further door to:

### Study/Playroom:

Window to front



## First floor, Landing:

Coved ceiling, under floor heating, built-in storage cupboard, access to loft, sealed unit double glazed window to side, doors to:

### Bedroom 1:

Built in double wardrobe with sliding mirrored doors, sealed unit double glazed window to front, laminate flooring, radiator, coved ceiling.

### Bedroom 2:

Range of built in wardrobes, sealed unit double glazed window to rear, laminate floor, coved ceiling, radiator.

### Bedroom 3:

Built in mirror fronted wardrobe with sliding doors, sealed unit double glazed window to rear, laminate floor, coved ceiling, radiator.

### Bathroom:

Fitted with white suite comprising panelled bath, wash basin, low level WC, walk-in shower cubicle with glass door, rain head and hand held thermostatic shower fully tiled walls and floor with heating under, heated towel rail, sealed unit double glazed window to front.

### Outside:

The front garden is enclosed by hedging and laid to loose stone allowing off road parking for at least 2 cars. The rear garden enjoys a high degree of privacy with lawn and mature trees and shrubs.

### 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 available download speeds:

Standard 12Mbps

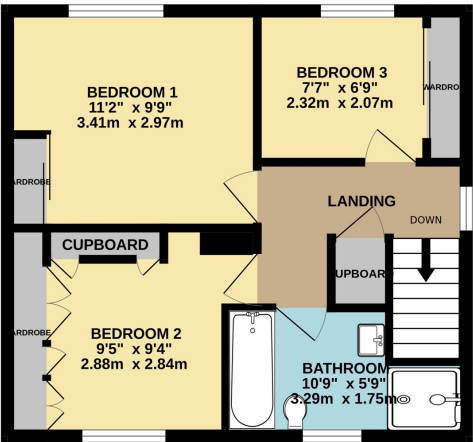
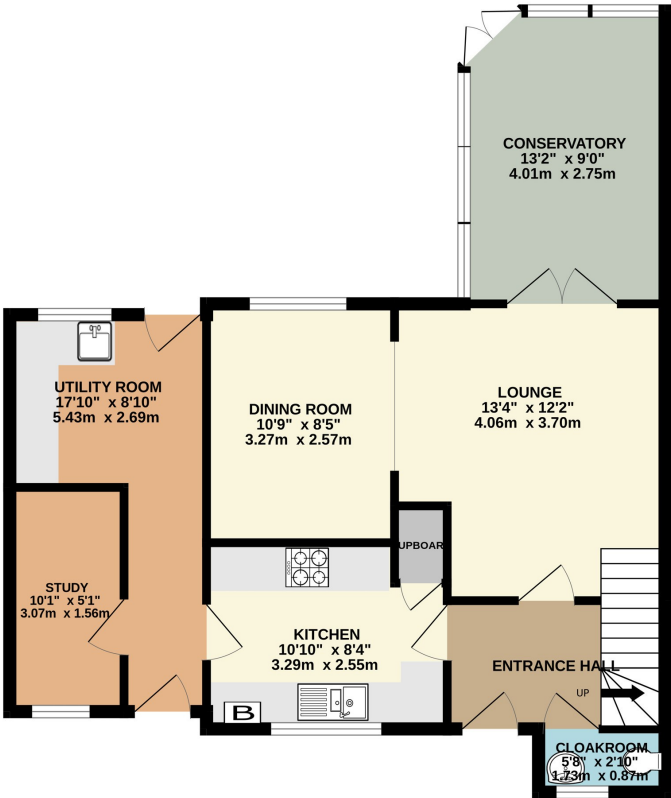
Superfast 80 Mbps

Networks in your area - Openreach

Information source Ofcom.org.uk.

GROUND FLOOR  
681 sq.ft. (63.3 sq.m.) approx.

1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	88 B
69-80	C		
55-68	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.

