



Treeview, Stowmarket,
IP14 1SS

£335,000 Freehold

MaxwellBrown

Independent Property Agents

Set at the end of a cul-de-sac on the edge of town this superbly presented detached modern house offers spacious family accommodation including hall, cloakroom, lounge, dining room, kitchen, 3 bedrooms, family bathroom and ensuite. The property benefits from, gas central heating, double glazing, enclosed gardens, car parking spaces for 3 to 4 cars and garage currently part converted to form a home office and storage.



Sealed unit double glazed door and side panel to:

Entrance hall:

Stairs to first floor with cupboard under, coved ceiling radiator, further built in cloaks cupboard. Doors to:

Cloakroom: Fitted with white suite comprising low level WC and pedestal wash basin, sealed unit double glazed window to front, radiator, porcelain marble effect tiling to walls and ceiling.

Lounge: Sealed unit double glazed window to front, coved ceiling, radiator, TV point, wall and pendant lights.

Kitchen: Fitted with grey wood effect Shaker style units under marble effect worktops, Beko oven, gas hob, extractor hood & dishwasher, 1 1/2 inset bowl inset stainless steel sink unit, Grundig fridge/ freezer, good range of cupboards and drawers, range of wall units, metro tiled splashbacks, sealed unit double glazed window overlooking rear garden, radiator, ceramic floor tiles, part glazed door to side, combination gas fired boiler supplying hot water and central heating, inset spot lights, coving. Door to:

Dining room: Coved ceiling, ceramic floor tiles, radiator, French doors to rear.

First floor landing: Coved ceiling, smoke detector, sealed unit double glazed window to side, airing cupboard, with radiator. Doors to:

Bedroom 1: Double built-in wardrobe, radiator, TV point, coved ceiling, sealed unit double glazed window to rear and door to:

Ensuite Shower room:

Fitted White double walk in shower, pedestal wash basin, low level WC, radiator, 1/2 tiled walls & tiled floor, sealed unit double glazed window to rear, coving, extractor.

Bedroom 2: Coved ceiling double open fronted wardrobe, sealed unit double glazed window to front

Bedroom 3: Radiator, sealed unit double glazed window to front, coving, single built-in wardrobe

Bathroom: Fitted white suite comprising low level WC, pedestal wash basin, panelled bath, radiator, marble effect 3/4 tiled walls & tiled floor, sealed unit double glazed window to rear.

Outside: The property is situated at the end of a cul de sac and approached by way of a communal block paved roadway giving access to private car parking space for 3 to 4 cars and leading to the single garage which is currently part storage with part having been converted to a home office with power and light and side part glazed door.. The front is laid to shingle with steps leading to the entrance door. Side gate leads to the enclosed rear garden with paved patio area and lawn. Steps up to raised decking with pergola. Timber garden shed. The garden is well enclosed by close board fencing and brick walls.

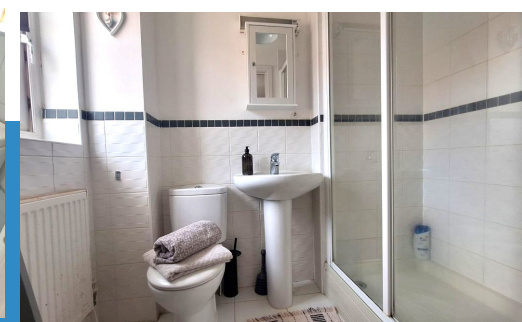
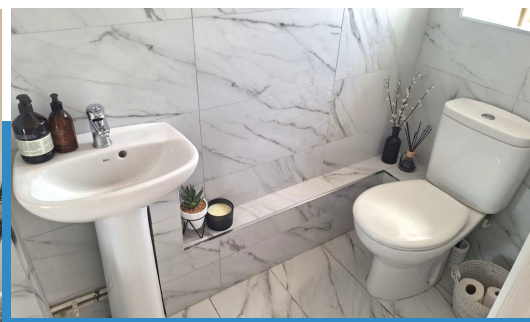
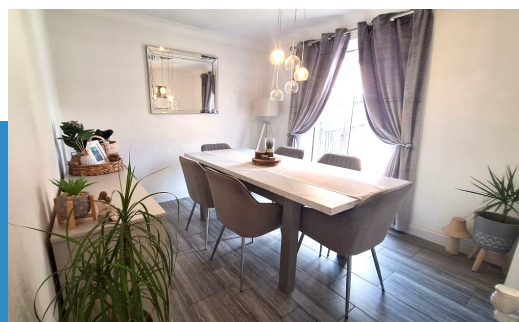
Services: We understand that all main services are connected to the property.

Council Tax: Band C. Mid Suffolk District Council

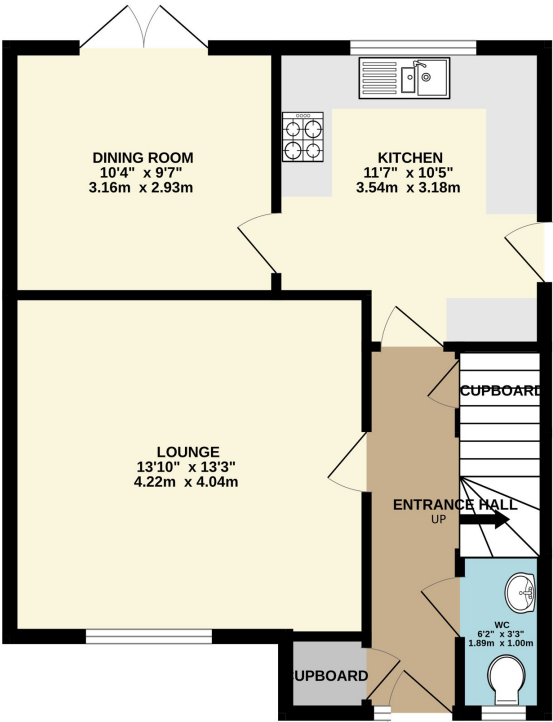
Broadband: [Maximum available download speeds.](#)

| | |
|--------------------------------------|----------|
| Standard | 15Mbps |
| Superfast | 50 Mbps |
| Ultrafast | 1800Mbps |
| Networks available Openreach, Trulli | |

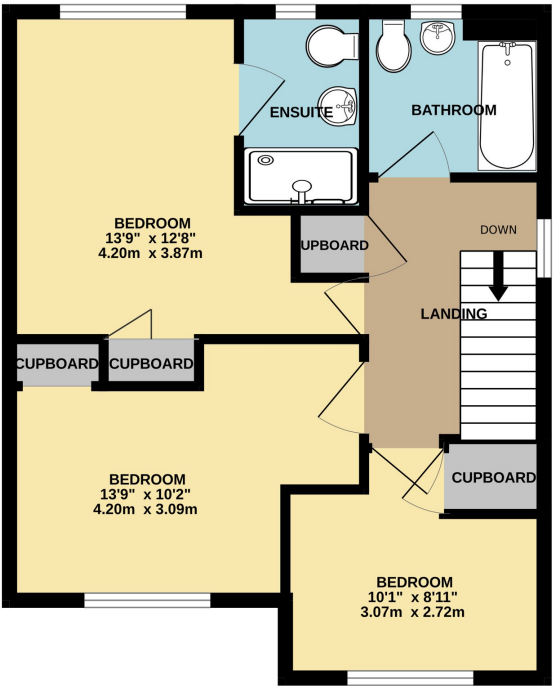
Information source [Ofcom.org.uk](https://www.ofcom.gov.uk).



GROUND FLOOR



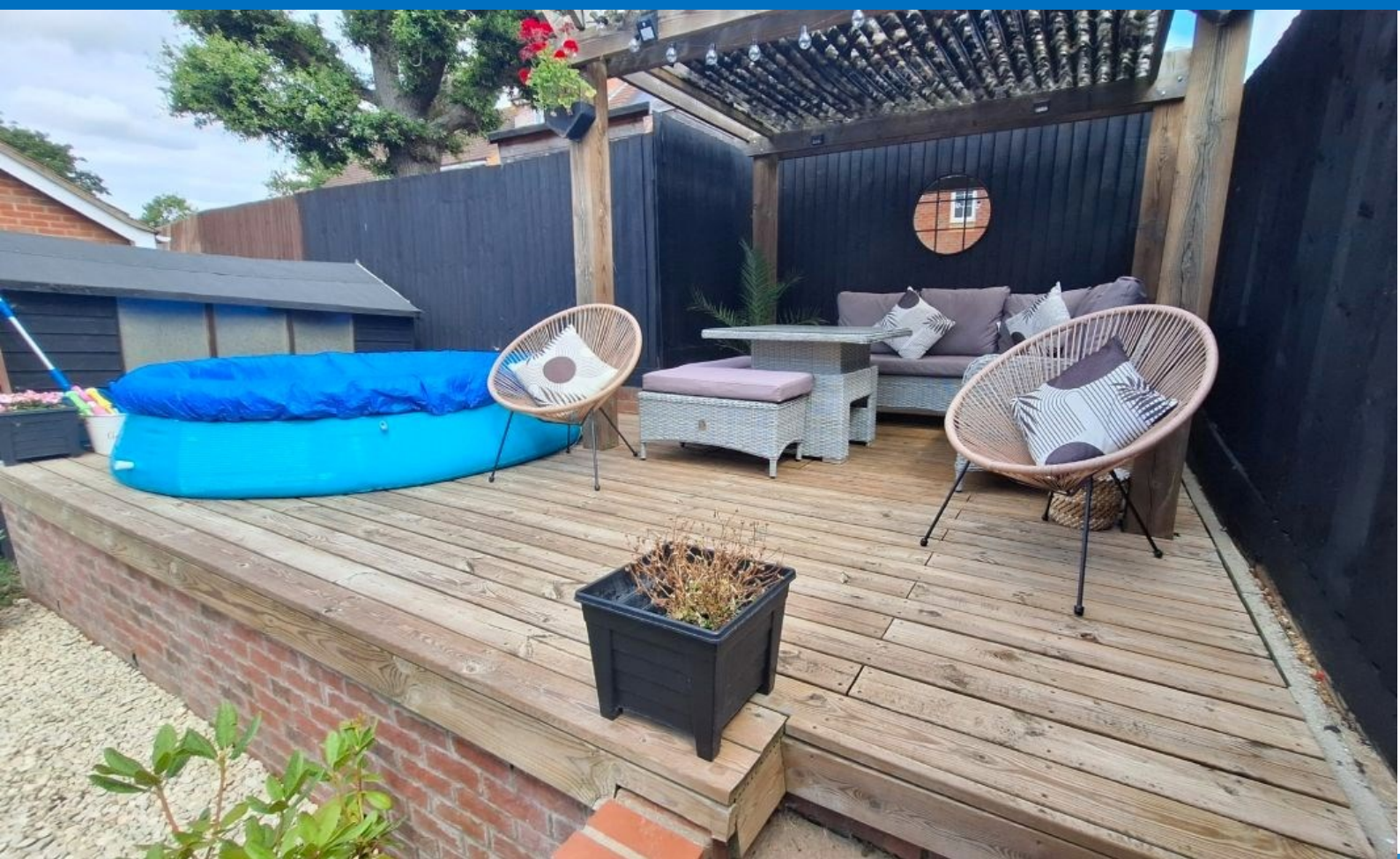
1ST FLOOR



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 | | 83 B |
| 69-80 | C | 72 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.

