



Turner Road,  
Stowmarket IP14 1UD

£285,000 Freehold

**MaxwellBrown**

Independent Property Agents

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





#### Canopy porch:

Sealed unit double glazed door to:

#### Entrance hall:

Oak effect laminate flooring, coving and oak door to:

#### Cloakroom:

Fitted with white low flushing suite, wash hand basin with mixer tap & tiled splashback. Oak effect laminate flooring

#### Lounge/Diner:

Oak effect laminate floor in dining area and carpet in lounge area, TV point, 2 radiators, sealed unit double glazed projecting bay window to front. Staircase to first floor window to side, understairs cupboard, door to kitchen and French doors with glazed side panels to:

#### Garden Room:

Laminate flooring, 2 Velux windows, sealed unit double glazed window to rear & French doors to the side, provision for radiator, LED spotlights.

#### Kitchen:

Fitted with a range of cream Shaker style Howden units under solid oak work tops comprising 1.5 bowl inset single drainer stainless steel sink unit with cupboards and integrated washing machine and slimline dishwasher, Lamona hob, stainless steel splashbacks, extractor fan. tall unit housing Hotpoint oven and combination microwave, eye level units, radiator, tile effect vinyl flooring, coving, LED lighting, sealed unit double glazed window to rear and glazed side panel, Metro tiled splash backs and integral fridge.

#### First Floor landing:

Access to loft, coving, radiator, cupboard housing Valiant combi boiler. Sealed unit double glazed window to side, oak doors to:

#### Bedroom 3:

Sealed unit double glazed window to side, radiator and coving. Over stairs storage cupboard.

#### Bedroom 1:

Sealed unit double glazed window to front, radiator and coving.

#### Bedroom 2:

Sealed unit double glazed window to rear, radiator and coving.

#### Bathroom:

Fitted with white suite comprising panelled bath with thermostatic shower and screen over, pedestal wash basin, low level WC, fully tiled walls, radiator and coving. Oak effect vinyl flooring and sealed unit double glazed window to rear.

#### Outside:

Side concrete path and gate to rear garden. Raised decking, Small lawned areas and mature shrubs, Side with gate, timber single garage with personnel and double doors, power and light. Outside tap. Front car drive and block paved hard standing providing parking for 3 vehicles.

#### Services:

It is understood that all main services are connected to the property.

#### Council Tax :

Band C payable to Mid Suffolk District Council

#### Broadband. Maximum available download speeds:

Standard download 6 Mbps

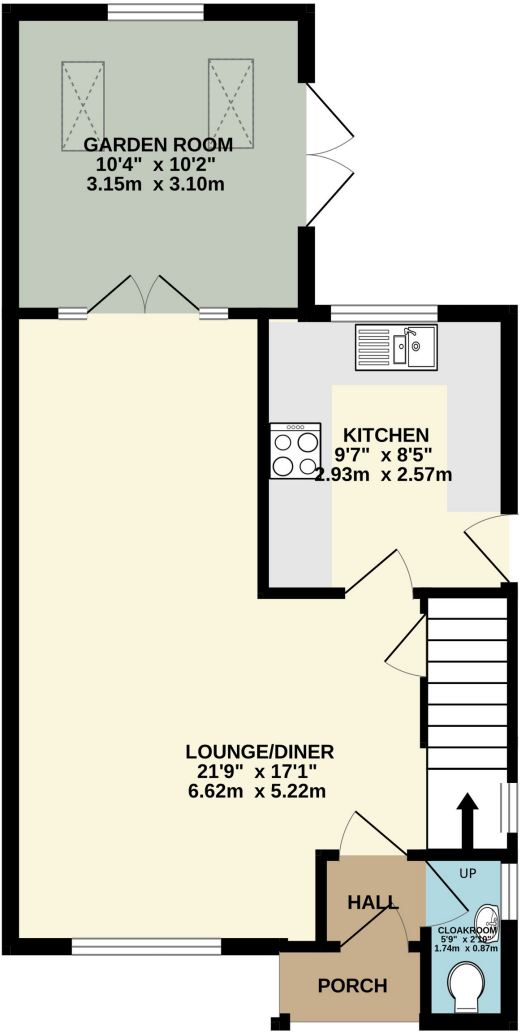
Superfast download 71 Mbps

Ultrafast download 2000 Mbps

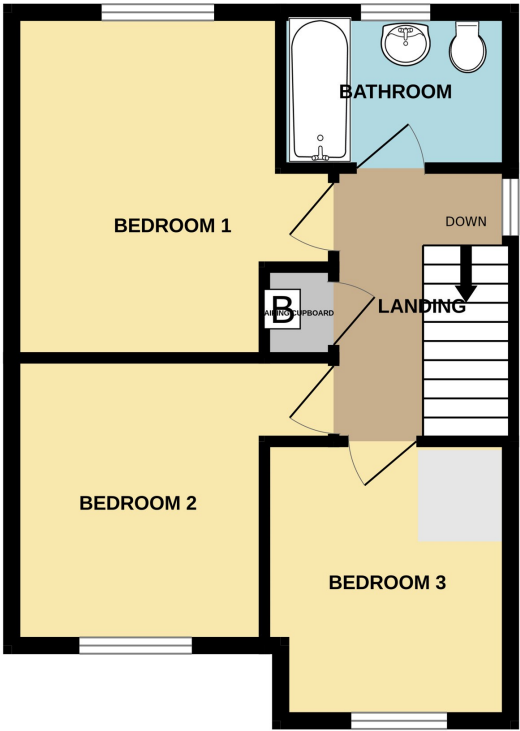
Information source Ofcom.org.uk



GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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		82 B
69-80	C	69 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.



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