



Union Street East,
Stowmarket, IP14 1HP
£325,000 Freehold

MaxwellBrown

Independent Property Agents

A superbly presented detached grade 2 listed period house situated within walking distance of the town centre of Stowmarket and close to the railway station giving excellent access to London Liverpool street and beyond. The property enjoys spacious living accommodation with many period features including large sitting room with inglenook fireplace, split level kitchen diner, cloakroom, boot room, 3 bedrooms with en suite bathroom to master and separate shower room. The property has gas fired central heating a good sized secluded rear garden, outside studio, covered seating area, single garage and off road parking for two further vehicles.



Panelled door to:

Entrance hall:

Oak floor, window to front, exposed beams, stained glass door to kitchen diner and further door to:

Inner hall with staircase to first floor, cupboard under and pine latch door to:

Sitting room:

With an impressive inglenook redbrick fireplace, oak bressummer and flagstone hearth housing wood burning stove, exposed beams to ceiling, double aspect windows, two vertical radiators and stripped pine door to:

Inner lobby:

Window to side, through to boot room and door to:

Cloak room:

White suite comprising of low level flushing suite, wash hand basin set in vanity unit with cupboard below, built in shelf and draw unit, radiator and Karndean flooring.

Boot room:

With pine storage cupboard, window to side, half panelled walls and stripped pine door to:

Kitchen/Diner:

Split level oak floor, inglenook fireplace with Villager wood burner, bressummer over and flagstone hearth, cupboard to side, range of Shaker style blue units under Corian worktops, moulded resin inset sink unit with carved drainer, mixer tap, Hotpoint dishwasher, fridge freezer, ceramic hob and extractor hood, Bosch oven, range of storage cupboards, pine shelving, exposed beams, double aspect windows, vertical radiator, and panelled door to rear garden.

First floor :

Landing with exposed beams, doors to:

Bedroom 1:

Window to rear, two radiators, built in oak fronted double wardrobe and door to:

En suite bathroom:

white suite comprising of panelled bath with thermostatic shower over, low level flushing suite, vanity unit with inset wash hand basin, heated towel rail, LVT flooring, tile splashbacks, LED spot lights, and cupboard housing Ideal gas combination boiler supplying domestic hot water and central heating system.

Inner lobby:

Pine doors to double airing cupboard with slatted shelves and radiator.

Shower room:

White suite comprising of corner entry shower cubicle with thermostatic shower and rain head, low level flushing suite, vanity unit with wash basin, mixer tap, window to side and exposed beams.

Study area:

Exposed beams and door to further landing area with doors to:

Bedroom 2:

Half vaulted ceiling with exposed beams, window to front, radiator, LED spotlights and interconnecting door to:

Bedroom 3:

Door returning to landing, half vaulted ceiling, LED spotlights, exposed beams, radiator.

Outside:

To the right of the property there is a block paved driveway giving parking for at least two vehicles leading to the garage. To the left there is a paved path with flowerbeds and gate leading to the secluded rear garden, laid to lawn with block paved paths and brick patio area, mature flower and shrub borders, garden shed, the garden is well enclosed by high fencing, access to the **Studio:** with double doors to:

Lobby:

With electric radiator, laminate flooring, and doors to:

Cloakroom:

With low level flushing suite, and vanity unit with inset wash hand basin.

Workroom/Studio:

Corner vanity unit with cupboards under, wash basin with mixer tap and instant water heater below, electric radiator, laminate flooring, window and French doors leading to the front.

Attached to this is a delightful covered sitting area ideal for entertaining, BBQ's, Door to:

Single garage: with power and light and double doors leading to the forementioned driveway.

Council tax: Band 'C' payable to Mid Suffolk District Council.

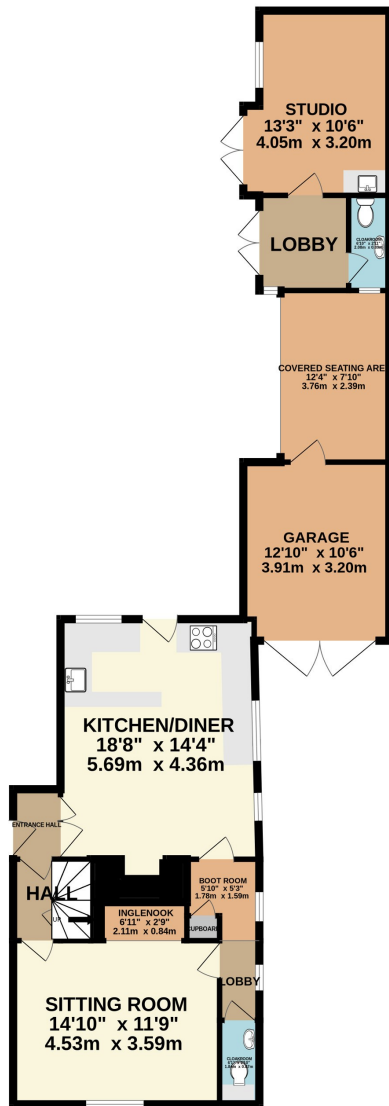
Broadband: maximum available download speeds

Standard	17 Mbps	1 Mbps	Good
Superfast	80 Mbps	20 Mbps	Good

Networks in the area - Openreach
information source: ofcom.org.uk



GROUND FLOOR
979 sq.ft. (90.9 sq.m.) approx.



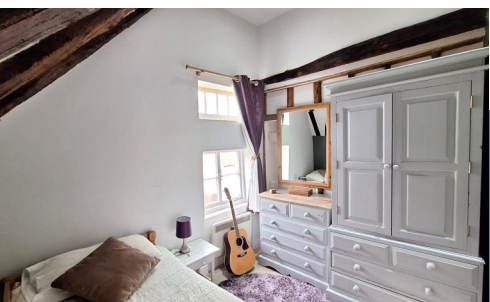
1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



EPC
Exempt

TOTAL FLOOR AREA : 1513 sq.ft. (140.6 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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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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