



Glemsford Road  
Stowmarket IP14 2PW  
£239,950 Freehold

**MaxwellBrown**

Independent Property Agents

An exceptionally well presented semi-detached house situated on the popular Lavenham Park development to the south of the town centre. The house has been improved and maintained to a high standard by the present owners with accommodation of hall, lounge, well fitted kitchen, 2 bedrooms and a refitted bathroom. The property boasts gas central heating, double glazing, single garage, driveway for several cars and a good sized well kept enclosed rear garden.





# Glensford Road, Stowmarket IP14 2PW

Sealed unit double glazed door to:

## Entrance Hall:

Sealed unit double glazed to front, radiator, engineered oak flooring, door to:

## Lounge:

Sealed unit double glazed window to front, coving, smoke detector, TV aerial point, Nest thermostat, staircase to first floor. Through to

## Kitchen:

Well fitted with a range of pastel green Shaker, wood grain effect, units with wood effect worktops comprising stone composite inset sink unit with mixer tap, worktops with cupboards, drawers and a wine rack under, tiled splashbacks, Baxi gas fired boiler supplying hot water and central heating, Beko integrated washer / dryer, ceramic Electrolux 1/2 gas 1/2 induction hob, Tall unit housing Neff single oven with cupboard over, Beko fridge/freezer, LED spotlighting, AEG extractor hood, eye level units, Sealed unit double glazed windows to side and rear, glazed door to rear. Wood planking effect ceramic tiled floor.

## First Floor: Landing:

Access to loft and doors to:

## Bedroom 1:

Sealed unit double glazed window to front, radiator, coving TV aerial socket.

## Bedroom 2:

Sealed unit double glazed window to rear, coving, over stairs airing cupboard housing lagged hot water tank with immersion heater, radiator, TV aerial socket.

## Bathroom:

Recently refitted with a white suite comprising panelled bath with thermostatic shower mixer tap and screen, wash basin with mixer tap and plunge plug in vanity unit with storage drawers below, low level WC, grey oak effect vinyl flooring, metro tiled splashbacks, LED spotlighting, extractor fan, sealed unit double glazed window to side,

## Outside:

The front garden is open planned and laid to lawn. Concrete and shingle strip driveway with space for several cars leading to the single garage 17'1 x 8'3" (5.2m x 2.5m) with up and over door, power and light. Side gate leading to:

The rear garden offers a high degree of privacy and is approximately 46' (14m) long with a paved patio leading onto lawned area with flower borders, further paved patio area, and timber shed with power & light. The garden is enclosed by close boarded fencing and leylandii hedging, outdoor power socket, garden tap.

## Council Tax:

The property is in band 'B', payable to Mid Suffolk District Council.

## Broadband speeds:

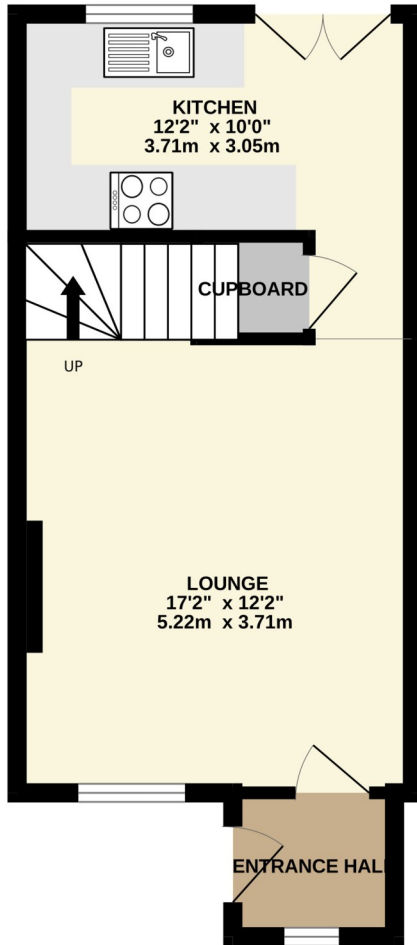
Standard	15 Mbps	1 Mbps	Good
Superfast	80 Mbps	20 Mbps	

## Available networks:

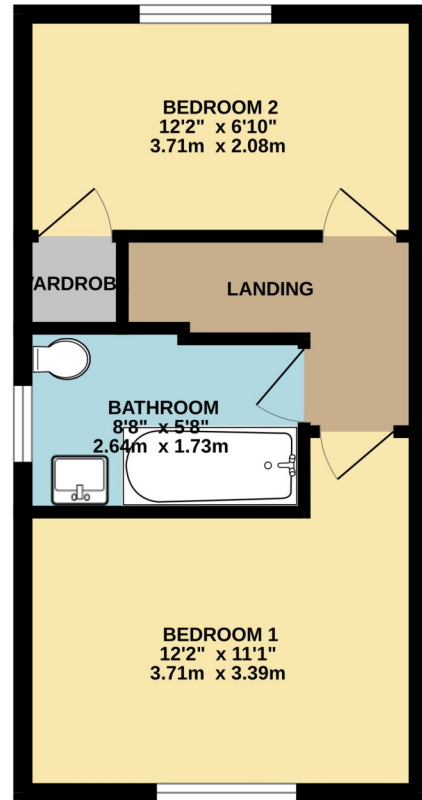
Openreach



GROUND FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR  
292 sq.ft. (27.1 sq.m.) approx.

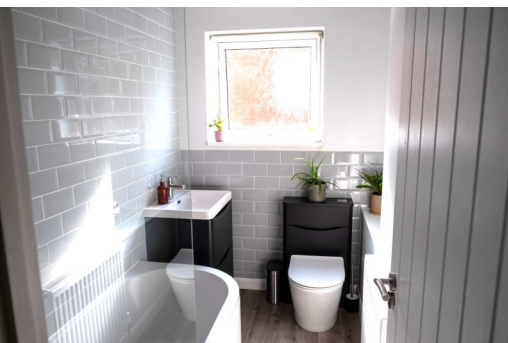


TOTAL FLOOR AREA: 604 sq.ft. (56.1 sq.m.) approx.

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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### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D		
39-54	E	52   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.

