

Balmforth

Estate Agents, Valuers & Letting Agents



Elizabeth Way, , Stowmarket, Suffolk, IP14 5AX

BALMFORTH (Bury St Edmunds) are delighted to offer to market this three-bedroom semi-detached house located on the prominent Elizabeth Way in Stowmarket. The accommodation comprises light and airy living room, open plan kitchen/dining room and conservatory to the ground floor and to the first floor are two double bedrooms, a third generous bedroom and family bathroom. Externally the property boasts a fully enclosed rear garden and the front is mainly laid to shingle with stepped pathway bordered by Firs to the front door. Off road parking and garage en-bloc. The property is offered to the market chain free. View now to avoid disappointment.

£242,000

- 3 BEDROOM SEMI-DETACHED HOUSE
- LOUNGE, KITCHEN/DINER
- GAS CENTRAL HEATING
- FRONT AND REAR GARDEN
- GARAGE AND DRIVEWAY



YOU WILL LOVE

You will love the ample living space the property offers with a generously sized living room and open-plan kitchen/diner which flows seamlessly into the conservatory as well as three good sized bedrooms. This home offers enough space for the whole family.

WE LOVE

We love the ideal location of the property. Elizabeth Way is only a stone's throw from the mainline railway station making ideal for commuters as well as those working more locally. The property is only a short walk to the centre of Stowmarket and within easy access of the A14. The property's location ticks boxes for all.

LOCATION

The property is located in the popular town of Stowmarket which offers a wide range of educational, recreational and cultural facilities, all of which are within a short walk of Elizabeth Way. The mainline station and the A14 provide mainline links to London Liverpool Street, and road links to Ipswich and Bury St Edmunds.

ENTRANCE HALLWAY

The property is entered via a uPVC door with obscured glass, into the spacious internal hallway with wooden flooring, ample understairs storage, access to the living room and kitchen. Radiator.

LIVING ROOM

16' 4" x 11' 2" (4.98m x 3.4m) A light and airy living room with wooden flooring, large uPVC double glazed window to front aspect. Radiator.

KITCHEN DINER

17' 6" x 8' 9" (5.33m x 2.67m) A well equipped kitchen boasting a range of wall mounted and base level units beneath roll edge wood effect worktops with complimentary tiled splashbacks. One and half bowl sink with drainer and mixer tap over, space and plumbing for washing machine and dishwasher. There is an electric oven with gas hob over, space for large fridge freezer and ample space for dining table and chairs. Sliding doors to the patio and uPVC window to the rear. Radiator.

CONSERVATORY

11' 1" x 7' 10" (3.38m x 2.39m) A dual aspect uPVC conservatory with power and lighting. French doors to rear garden.

FIRST FLOOR LANDING

A spacious landing providing access to all bedrooms and family bathroom with large airy cupboard and loft access.

MASTER BEDROOM

13' 6" x 9' 2" (4.11m x 2.79m) A generous master bedroom boasting built in double wardrobes, uPVC double glazed window to front aspect and radiator.

BEDROOM TWO

9' 0" x 8' 5" (2.74m x 2.57m) A second double bedroom with double built in wardrobe. uPVC window to rear aspect. Radiator.

BEDROOM THREE

8' 0 (max)" x 8' 7 (max)" (2.44m x 2.62m) A generous third bedroom (would fit double bed) with built in cupboard and uPVC window to front aspect. Radiator.

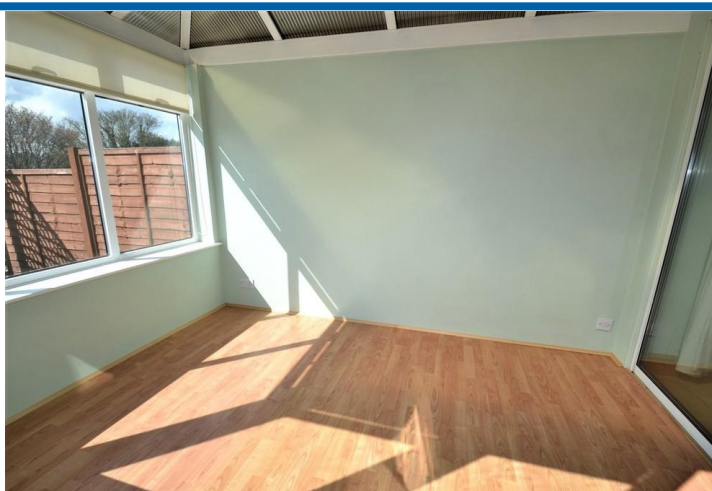
FAMILY BATHROOM

8' 9" x 5' 6" (2.67m x 1.68m) A modern three piece white suite comprising panelled bath with tiled surround and shower and screen over. Low level WC with storage surround and wall mounted wash hand basin with mixer tap and storage beneath.

Heated towel rail, two obscured windows to the rear aspect.

EXTERNALLY

The property is approached via steps to the front door, bordered by Fir trees, the remainder being laid to shingle. There is a side access gate to the rear of the property, which is a fully enclosed, stepped rear garden with patio area, decking and shingles providing ample opportunity for external dining. Parking is available with a garage en-bloc with parking in front.



Tenure

Freehold

Council Tax Band

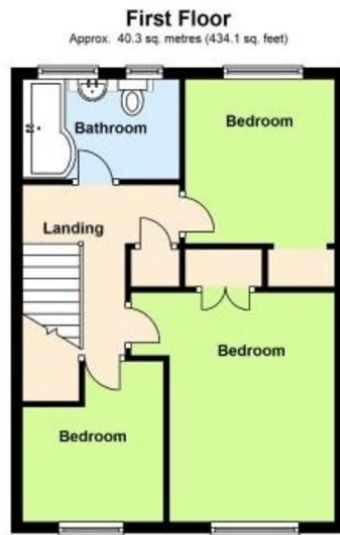
Viewing Arrangements

Strictly by appointment

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Fixtures, fittings, appliances, central heating systems, where appropriate, electricity, plumbing and related items have not been tested by Balmforth and no warranty in their respect is within these particulars. Prospective purchasers are advised to have items independently and professionally checked prior to entering in to a contract of sale. Photographs within these particulars may have been taken with a non-standard camera lens. Items shown are expressly excluded from the sale unless otherwise stated within the sales particulars. All measurements are approximate and are for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use. These particulars do not constitute part of an offer or contract. Balmforth themselves or for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of the particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings. Items in photographs are not necessarily included. References to the tenure of a property are based upon information supplied by the seller. A buyer is advised to obtain verification from their solicitor. Please contact our offices before travelling any great distance to ensure your impression of the property is as we intended.