

BUCKS

PROPERTY AGENTS



7 Boulters Way, Stowmarket, IP14 1SG

Offers Over £269,500

- Two Bedrooms
- Two Reception Rooms
- Shower Room
- Gas Radiator Central Heating
- Vacant Possession and No Upward Chain
- Detached Bungalow
- Conservatory
- Sealed Unit Double Glazed
- Single Garage and Off Road Parking For One Vehicle
- Cul-De-Sac Location

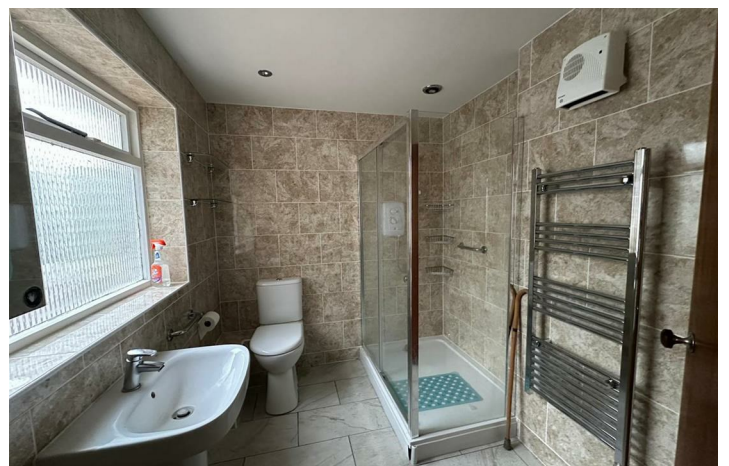
7 Boulters Way, Stowmarket IP14 1SG

Situated in the tranquil cul-de-sac of Boulters Way, Stowmarket, this charming detached bungalow offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking a peaceful retreat. The two spacious reception rooms provide ample space for relaxation and entertaining, allowing you to create a warm and inviting atmosphere. The bungalow features a practical utility room, enhancing the functionality of the home, while the modern shower room adds a touch of contemporary style. The property benefits from vacant possession and no upward chain, making it an ideal choice for those looking to move in without delay. Parking is a breeze with space for two vehicles, ensuring that you and your guests can come and go with ease. The peaceful surroundings of this cul-de-sac location offer a sense of community and security, making it a wonderful place to call home.

This property is a rare find in Stowmarket, combining spacious living areas with a convenient layout. Whether you are a first-time buyer, a growing family, or looking to downsize, this bungalow presents an excellent opportunity to enjoy comfortable living in a desirable area within Stowmarket offers something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich. Do not miss the chance to make this lovely home your own.



Council Tax Band: D



Sitting Room

With window to front, TV point and radiator.

Dining Room

With window to front, door leading to outside and radiator.

Kitchen

With two windows to side, range of high and low units, stainless steel sink and drainer, electric hob, eye level built-in electric oven and microwave, integrated fridge freezer, plumbing for dishwasher, boiler on the wall, door leading to outside and vinyl floor.

Hallway

With built-in cupboard, airing cupboard housing hot water tank, loft access and radiator.

Cloakroom

With low level W/C, basin and vinyl floor.

Utility Room

With window to rear and door leading to conservatory, storage, plumbing for washing machine, vinyl floor and radiator.

Conservatory

With windows to rear and side and door leading to outside, wall hung electric heater and vinyl floor.

Bedroom One

With window to rear, built-in wardrobes and storage to one wall and radiator.

Bedroom Two

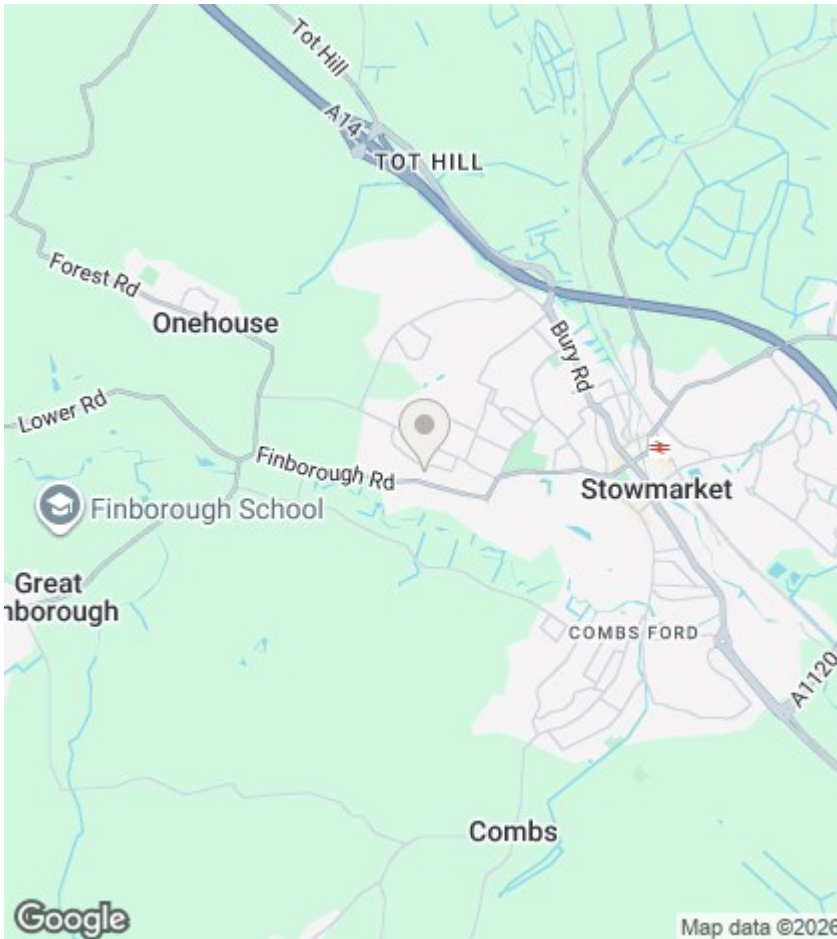
With window to rear, basin in vanity unit and radiator.

Shower Room

With window to side, double shower cubicle, low level W/C, basin, fully tiled walls, tiled floor and heated towel rail.

Outside

To the front of the property are paving stones leading to the front door, mature shrubs and shingle. With a driveway providing off road parking for one vehicle additionally leading to a single garage with up and over door, power and light connected and personnel door leading into the property. To the rear of the property is a rear garden comprising of steps leading to paving stone area, shrubs, shed and for privacy and seclusion is fenced and walled all around.



Directions

Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 At the roundabout, take the 1st exit onto Bury St Turn right onto Tavern St/B1115 Continue to follow B1115 Turn right onto Onehouse Rd Turn left onto Thirlmere Dr Turn left onto Boulters Way Destination will be on the right Arrive: Boulters Way, Stowmarket IP14 1SG, UK

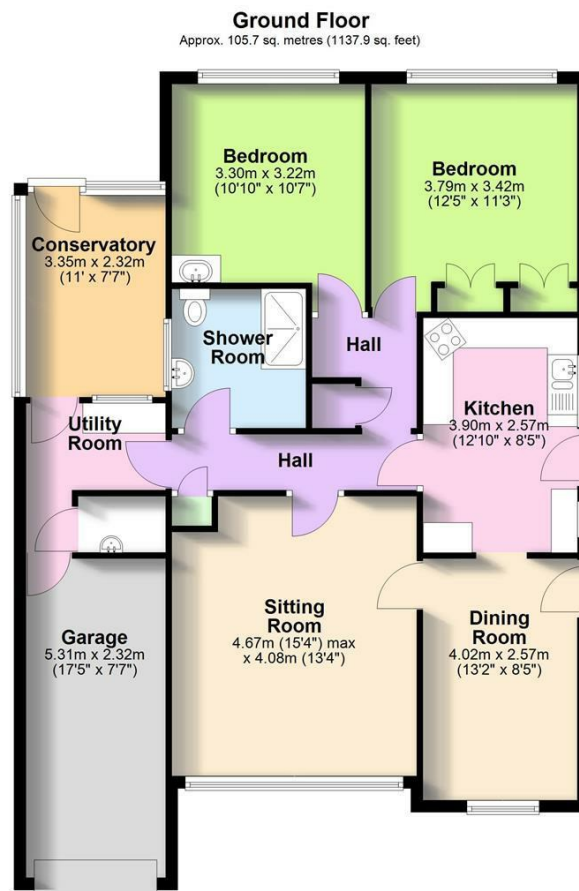
Viewings

Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 105.7 sq. metres (1137.9 sq. feet)