



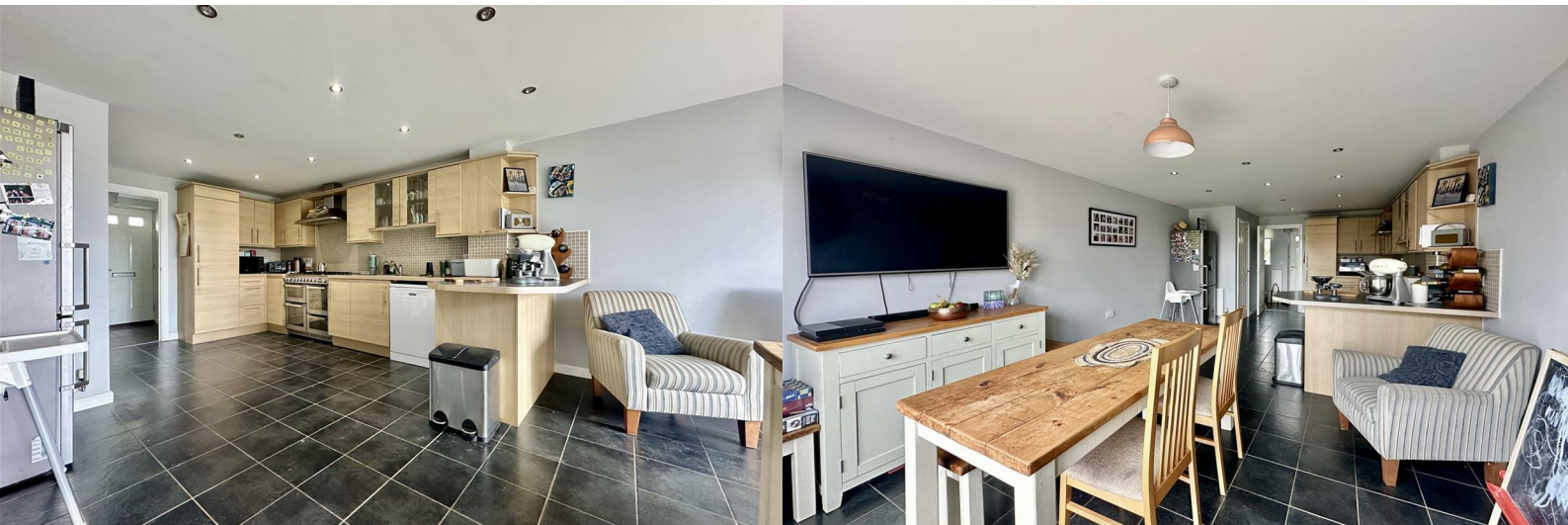
Rock Estates



Phoenix Way

Stowmarket, IP14 5FB

Offers in the region of £280,000



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Entrance Hall

Double glazed window to front. Stairs to first floor. Tiled floor. Coving. Radiator. Doors to:

Cloakroom

Double glazed window to front. Low level W.C. Pedestal wash basin. Part tiled walls. Tiled floor. Wall mounted gas boiler. Spotlights. Radiator.

Kitchen/ Dining/ Living Area

26'10" x 12'4" (8.20 x 3.77)

Open plan kitchen/ dining/ living area with double glazed patio doors and window panels opening to the rear garden. Range of wall and floor mounted cupboards and drawers. Range oven with gas hob and extractor hood above. Space for washing machine and dishwasher. Integrated fridge/freezer. Under stairs cupboard. Tiled floor. Two radiators.

First Floor Landing

Stairs to second floor. Coving. Radiator. Doors to:

Living Room

13'10" x 12'4" (4.24 x 3.78)

Two double glazed windows to rear. Coving. Two radiators.

Bedroom One

9'2" x 9'1" (2.80 x 2.77)

Juliet balcony to front. Built in wardrobe. Radiator. Door to:

Ensuite

Shower cubicle. Low level W.C. Pedestal wash basin. Spotlights. Extractor fan. Part tiled walls. Vinyl floor. Radiator.

Second Floor Landing

Storage cupboard. Doors to:

Bedroom Two

12'4" x 8'5" (3.78 x 2.59)

Double glazed window to front. Two built in cupboards. Radiator.

Bedroom Three

12'2" x 9'6" (3.72 x 2.90)

Double glazed window to rear. Radiator.

Bathroom

Bath with shower over. Low level W.C. Pedestal wash basin. Part tiled walls. Shaver point. Extractor fan. Spotlights. Vinyl floor. Radiator.

Garden

Private rear garden that is partly laid to lawn with a patio area and path leading to the single garage. Gate opens to the parking area.

Garage & Parking

Single garage with private door from the garden and up and over door to the front. Power and electric connected.

Allocated parking in front of garage.

- Open Plan Kitchen/ Diner/ Living Area
- Three/Four Bedrooms
- Private Rear Garden
- Walking Distance to Train Station
- Well Presented Throughout
- Modern Kitchen
- Cloakroom, Family Bathroom & Ensuite
- Garage & Parking
- Close to Amenities



A satellite map showing a residential neighborhood with a yellow location pin. A road is labeled 'B1115'. The map is sourced from Google, Landsat / Copernicus, and Maxar Technologies.

GROUND FLOOR

1ST FLOOR

2ND FLOOR

LIVING ROOM

KITCHEN/DINER

CUPBOARD

HALLWAY

CL. ROOM

UP

DOWN

LANDING

UP

DOWN

LANDING

WARDROBE

WARDROBE

WARDROBE

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

ENSUITE

UP

DOWN

LANDING

WARDROBE

WARDROBE

WARDROBE

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

ENSUITE

UP

DOWN

LANDING

WARDROBE

WARDROBE

WARDROBE

While 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.
Made with Metreplan 12/2011

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current: 83 Potential: 86

Environmental Impact (CO₂) Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

Current: 83 Potential: 86

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