



**17 Old School Mews Violet Hill Road, Stowmarket, IP14 1ND**  
**Guide Price £134,500**

- Two Double Bedrooms
- Ground Floor Shower Room
- Private And Communal Gardens
- No Upward Chain
- Cul-De-Sac Location
- Over 55's/Retirement Property
- First Floor Bathroom
- Vacant Possession
- Residents Parking

# 17 Old School Mews Violet Hill Road, Stowmarket IP14 1ND

Situated in the charming Old School Mews cul-de-sac in Stowmarket, this delightful mid-terrace house is an ideal choice for those seeking a comfortable retirement property with neutral decor, carpeted throughout and with plenty of storage space. Designed specifically for the over 55s, this home offers a peaceful and welcoming environment additionally the property offers independent living but with the reassurance of an on-site manager. Upon entering, you will find a spacious reception room that provides a perfect space for relaxation or entertaining guests. The property boasts two double bedrooms, ensuring ample room for personal belongings and restful nights. The convenience of a shower room located downstairs, along with a bathroom upstairs, adds to the practicality of this lovely home. Electric heating throughout the property ensures warmth and comfort during the cooler months, making it a cosy retreat all year round. Additionally, a brick-built shed at the front of the property offers extra storage space, perfect for gardening tools or personal items. The property benefits from its own private garden and access to communal gardens. There is access to the communal facilities of Old School Court. These include a large lounge and conservatory where activities are available for residents to join such as coffee morning, film club etc. One of the standout features of this property is the vacant possession and the absence of an upward chain, allowing for a smooth and hassle-free transition for the new owner. There is a benefit of residents parking, easy access to the High Street and Railway.

With its convenient location and thoughtful design, a retirement property situated in the popular Old School Mews Development within Stowmarket offer something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities.



Council Tax Band: C



### **Entrance Hall**

With door leading to front garden, door leading to shower room, BT point and space for outdoor coats.

### **Sitting Room**

With window to front, brick fireplace with electric fire, built-in cupboard, TV point and night storage heater.

### **Kitchen**

With window to rear, range of high and low units, stainless steel sink and drainer, induction two plate hob with extractor hood and fan, eye level electric oven, space for fridge freezer, plumbing for washing machine, vinyl floor and electric fan heater.

### **Shower Room**

With window to front, shower cubicle, low level W/C, pedestal basin, tiled splashbacks, non slip floor, loft access, wall hung electric fan heater and heated towel rail.

### **Rear Hall**

With door leading to rear garden, stairs leading to first floor, understairs cupboard and panel heater.

### **First Floor Landing**

With shelved airing cupboard housing hot water tank and loft access.

### **Bedroom One**

With window to front, built-in wardrobes and storage to one wall and night storage heater.

### **Bedroom Two**

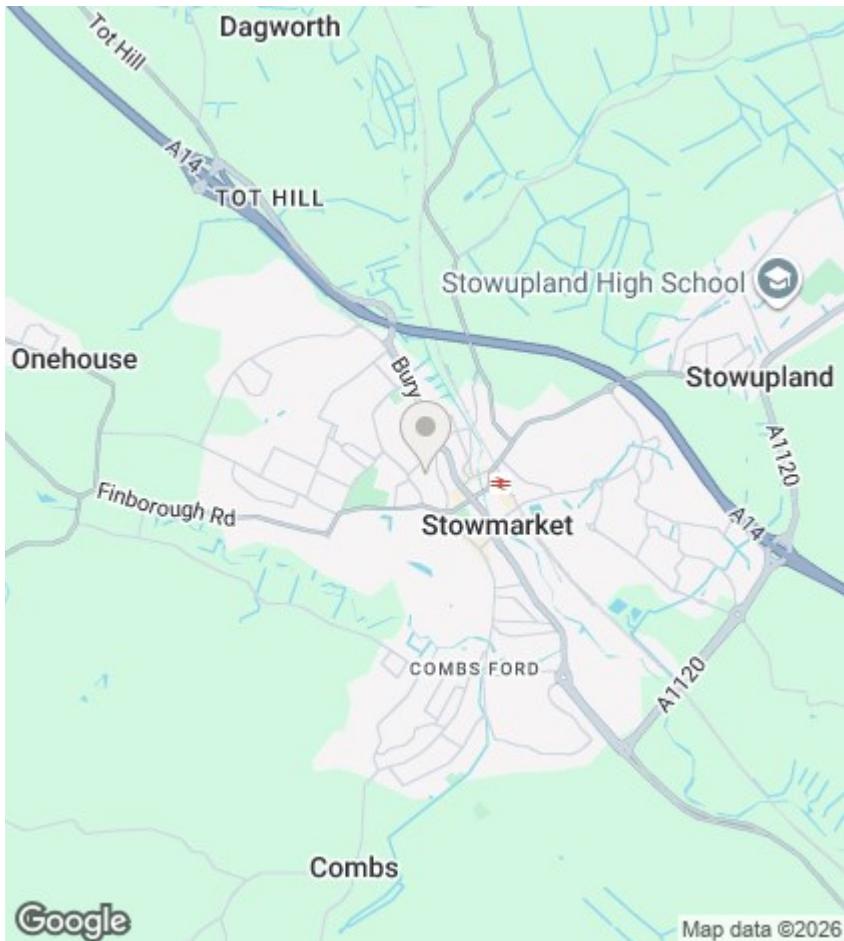
With window to rear, built-in over stairs cupboard and night storage heater.

### **Bathroom**

With Velux window, bath with shower over, low level W/C, pedestal basin, tiled splashbacks, vinyl floor, electric wall hung fan heater and heated towel rail.

### **Outside**

To the front of the property is a pathway leading to the front door, small area of lawn and two well stocked borders of a cottage style garden with bulbs, perennials and shrubs. There is an area for seating and waste bins. To the rear of the property there is a small patio area ideal for seating and a garden bed.



## 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 Go through 1 roundabout Turn left onto Fairfield Hill Turn left onto Violet Hill Rd Turn left onto Old School Mews Destination will be on the left Arrive: Stowmarket IP14 1ND, UK

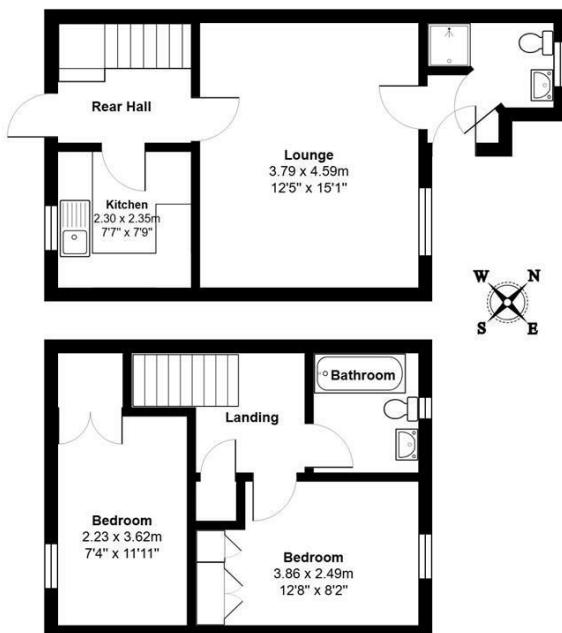
## Viewings

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		88
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 62.4 m<sup>2</sup> ... 672 ft<sup>2</sup>