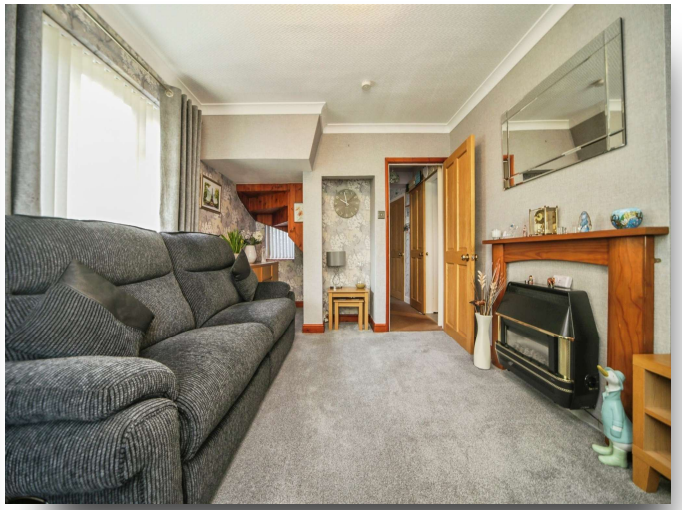






Edgar Avenue, Stowmarket, IP14 2EF

william h brown

welcome to

Edgar Avenue, Stowmarket

This beautifully presented semi-detached home in Stowmarket boasts two bedrooms, with the option for a third bedroom, modern shower room, master bedroom with built-in wardrobe, garage, driveway, and an impressive garden! Viewings are highly recommended!

Stowmarket

Stowmarket is a charming market town that beautifully blends historical allure with modern amenities. Known for its picturesque landscapes and welcoming community, this quaint town offers a perfect balance of rural tranquillity and urban convenience.

The town is home to several historic landmarks, including the magnificent St. Peter and St. Mary's Church and the Food Museum, which offers a fascinating glimpse into the region's past. The town centre retains its traditional charm, with a delightful mix of period architecture and modern buildings.

Regular local events, farmer's markets, and community gatherings foster a welcoming and inclusive atmosphere. The town's vibrant cultural scene includes theatres, art galleries, and musical performances that cater to diverse tastes and interests.

Stowmarket is well-connected, making it an attractive location for commuters. The town's railway station offers frequent services to London, Cambridge, and Norwich, ensuring that residents can easily access major cities for work or leisure. Additionally, the nearby A14 provides convenient road links to the rest of the country.

The town offers a variety of amenities, supermarkets, and a range of local shops and boutiques. Stowmarket's educational facilities are highly regarded, with several primary and secondary schools available to residents. Additionally, healthcare services are readily accessible, with local clinics and a hospital nearby.

Edgar Avenue

Welcome to this beautifully presented semi-detached home in Stowmarket, offering a perfect blend of comfort and versatility. This delightful property is ideal for families or individuals seeking a spacious and adaptable living space.

Step into a welcoming entrance porch that sets the tone for the rest of the home. The dining room is a versatile space that can easily be transformed into a third bedroom to suit your needs. The kitchen is equipped with wall and base units, offering ample storage and includes two built-in cupboards, with space for a washing machine and fridge. The hallway features stairs leading to the first floor and a convenient airing cupboard. Enjoy cosy evenings by the gas fire in the inviting living room. A stylish three-piece suite completes the modern shower room on the main floor.

The first floor landing provides access to a built-in cupboard for additional storage. Bedroom one offers a built-in wardrobe and a ceiling fan light, creating a comfortable retreat. Bedroom two features access to the loft, providing extra storage or potential for expansion.

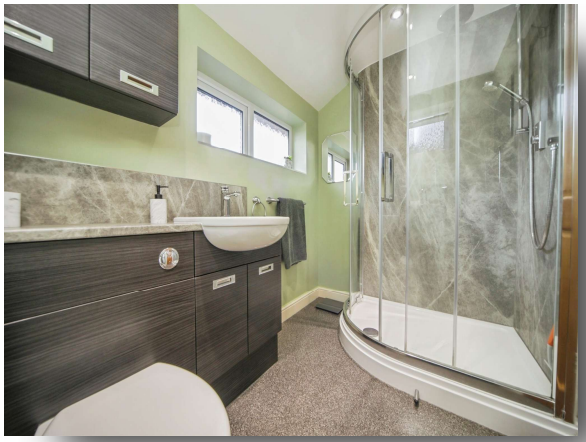
The rear garden is a gardener's dream, generously sized and enclosed by fencing. It includes patio and decking areas for outdoor entertaining, lush lawn areas, mature trees, and hedging, as well as shrubbery borders for added privacy. There are two timber sheds, a summer house, a greenhouse, and a brick-built shed, along with an outside light and tap for convenience. The front garden is enclosed with fencing and hedges, featuring attractive shingle beds.

Additional features include a garage and driveway, ensuring secure and convenient parking. This Stowmarket gem is the perfect place to call home, with its adaptable living spaces and impressive outdoor areas. Don't miss the opportunity to make this charming property your own.









Accommodation

Entrance Porch
The property is entered through a part glazed front door with space for fridge freezer, carpet and door to;

Dining Room/ Bedroom Three
Window to front, coved ceiling, radiator, carpet and arch to;

Kitchen
Window to rear, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, space for cooker with extractor over, two built in cupboards, space for washing machine, fridge, part tiled walls, radiator and vinyl flooring.

Hall
Stairs to first floor with access to loft, part glazed door to rear garden, radiator, airing cupboard and carpet.

Living Room
Window to front, rear and side, coved ceiling, gas fire, radiator and carpet.

Shower Room
Frosted window to rear, fitted with a shower cubicle, vanity sink with mixer tap, back to wall wc, storage cupboards, heated towel rail and vinyl flooring.

First Floor Landing
Window to side, built in cupboard and carpet.

Bedroom One
Window to front, built in wardrobe, access to loft, fan light, radiator and carpet.

Bedroom Two
Window to side, access to loft, coved ceiling, radiator and carpet.

Outside

Rear Garden
Fence enclosed with side access gate, patio, decking and lawn areas with mature trees and hedging, flower and shrubbery borders, two timber sheds, summer house, green house, brick built shed, outside light and tap.

Front Garden
Hedge and fence enclosed with shingle beds.

Garage
Space for one car with driveway to the front.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

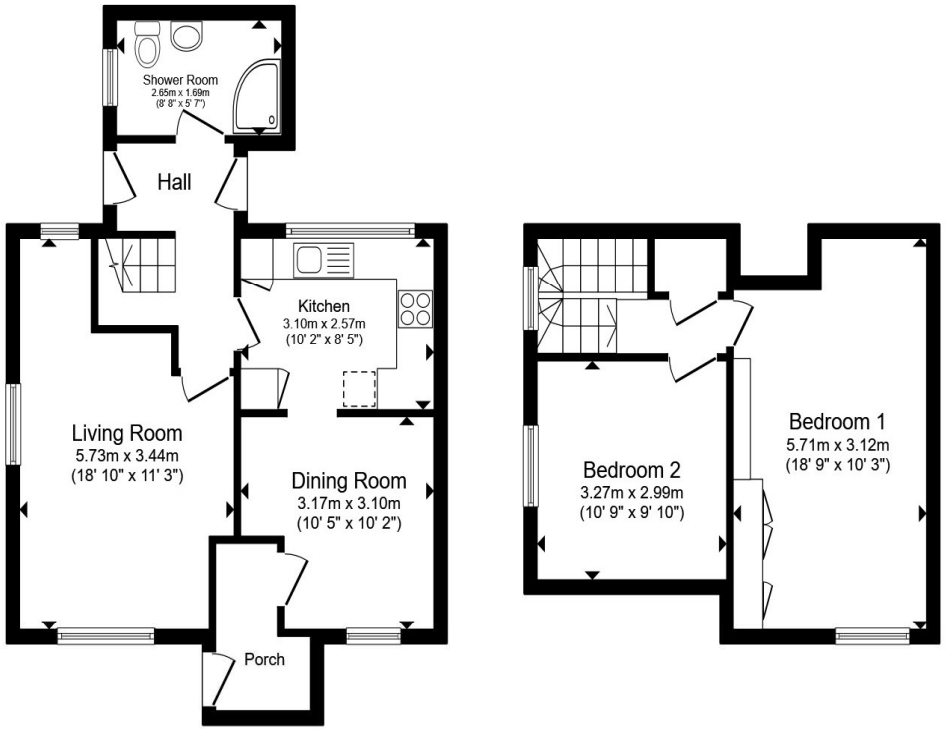
welcome to

Edgar Avenue, Stowmarket

- Well-Presented Semi-Detached Home
- Two Bedrooms With Option For Third Bedroom
- Spacious Living & Sleeping Areas
- Garage & Driveway
- Impressive Garden With External Storage

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£260,000



Total floor area 79.5 m² (855 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
SMK105580 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01449 614459

stowmarket@williamhbrown.co.uk

10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.