

# BUCKS

PROPERTY AGENTS



4 Chelsworth Way, Stowmarket, IP14 2BT

Guide Price £270,000

- Three Bedrooms
- Two Reception Rooms
- South Facing Rear Garden
- Gas Radiator Central Heating
- Off Road Parking For One Vehicle
- Semi-Detached House
- Cloakroom
- Sealed Unit Double Glazed
- Combi Boiler
- Single Garage

# 4 Chelsworth Way, Stowmarket IP14 2BT

Welcome the charming area of Chelsworth Way, Stowmarket, this delightful semi-detached house offers a perfect blend of comfort and practicality. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, ensuring that you can enjoy both cosy evenings and lively gatherings with friends and family. The house features a convenient cloakroom, enhancing the functionality of the living space. The modern comb boiler ensures efficient heating and hot water, making this home both comfortable and economical. Step outside to discover a tiered south-facing rear garden, a wonderful outdoor space that invites you to enjoy the sunshine throughout the day. This garden is perfect for gardening enthusiasts or for those who simply wish to unwind in a tranquil setting. Parking is a breeze with off-road parking available for two vehicles, including a single garage that boasts a personnel door to the rear, an up-and-over door, and power and light connected. This added convenience is a rare find and enhances the overall appeal of the property.

In summary, this semi-detached house on Chelsworth Way is a fantastic opportunity for anyone looking to settle in a friendly community within Stowmarket offering 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. With its spacious living areas, practical features, and lovely outdoor space, it is sure to meet the needs of modern living. Don't miss the chance to make this charming property your new home.



Council Tax Band: C



### Entrance Hall

With stairs leading to first floor, vinyl floor and radiator.

### Sitting Room

With window to front, TV point, understairs cupboard, vinyl floor, radiator and double doors leading to :-

### Dining Room

With double doors leading from sitting room and patio doors leading to outside illuminating the room with natural light additionally ideal for indoor/outdoor entertaining, vinyl floor and radiator.

### Kitchen

With window to rear, range of high and low units, stainless steel sink and drainer, space for cooker with extractor hood and fan, space for fridge freezer, plumbing for washing machine, door leading to outside and radiator.

### Cloakroom

With window to rear, low level W/C, basin, tiled splashbacks, vinyl floor and radiator.

### Landing

With loft access.

### Bedroom One

With built-in cupboard housing Combi boiler, built-in cupboard, fitted wardrobes and radiator.

### Bedroom Two

With window to front, built-in cupboard with hanging rail and radiator.

### Bedroom Three

With window to front, built-in cupboard and radiator.

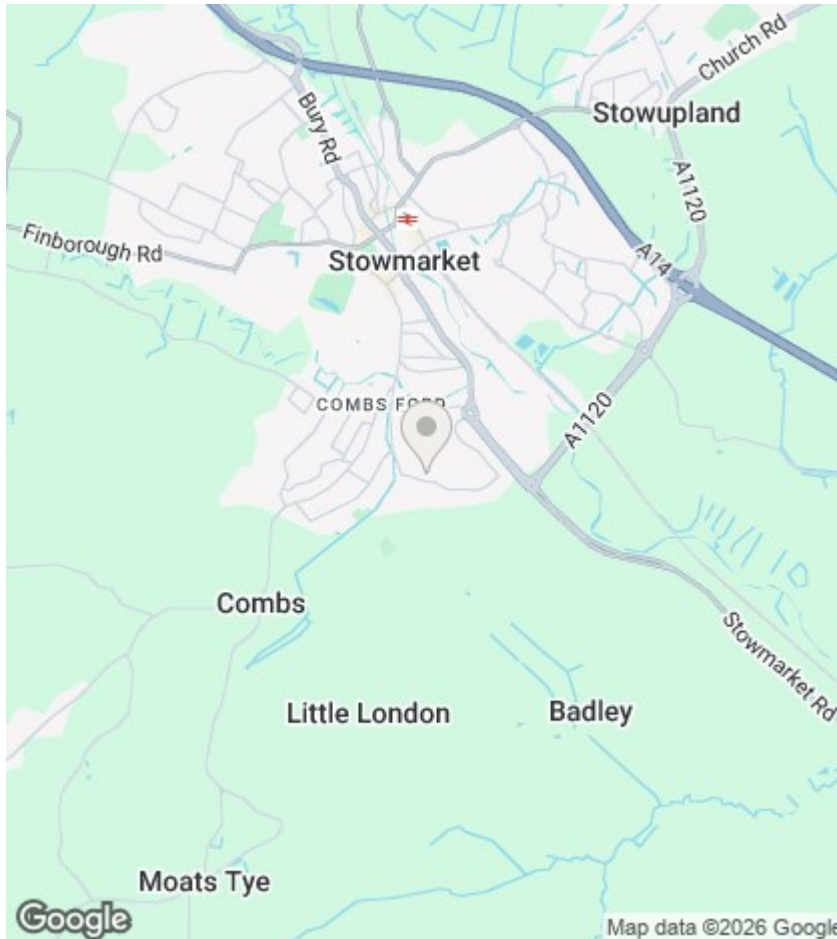
### Bathroom

With window to rear, bath with shower over, shower screen, low level W/C, basin in vanity unit, fully tiled walls, tiled floor and heated towel rail.

### Outside

To the front of the property a paving stone pathway and slope leading to the front door, sloping lawn, driveway providing off road parking for one vehicle additionally a single garage with personnel door side, up and over door and power and light connected. To the rear of the property with access through a side gate is a south facing rear garden

comprising of a tiered decking area ideal for outside entertaining, wind- out awning, further decking area, lawn, shrub borders, hedging, steps leading to garage and for privacy and seclusion is fenced 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 right onto Gipping Way/A1308 Turn right onto Hollingsworth Rd At the roundabout, take the 1st exit onto Ipswich Rd At the roundabout, take the 2nd exit onto Needham Rd Turn left onto Lavenham Wy Turn left onto Chelsworth Way, Stowmarket IP14 2BT, UK

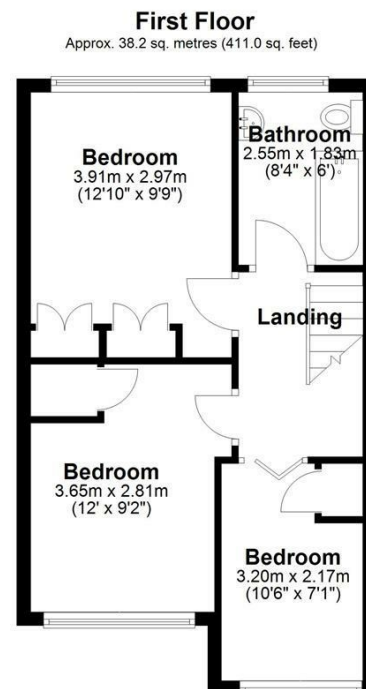
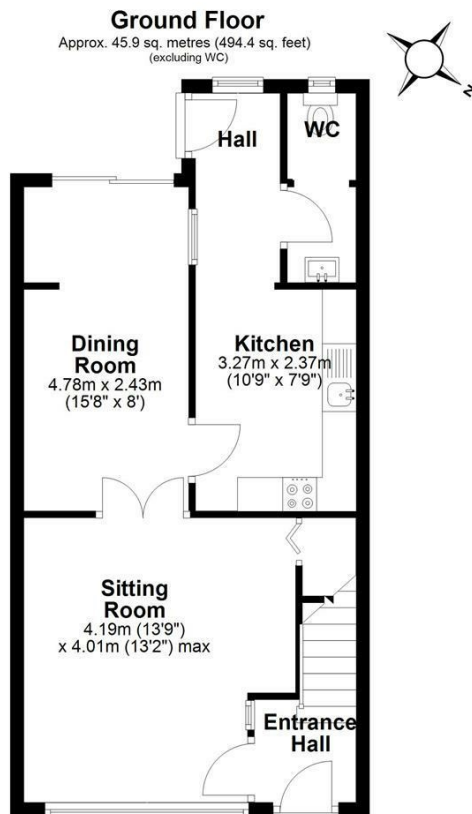
## Viewings

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

## EPC Rating:

C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 70      | 82                      |
| England & Wales                             |         | EU Directive 2002/91/EC |



Total area: approx. 84.1 sq. metres (905.4 sq. feet)