



THE  
**LARK**  
PARTNERSHIP



Stowmarket | Suffolk

## Past and Present...

Occupying a sought-after position within easy reach of Stowmarket town centre, this beautifully presented Edwardian home combines character features with stylish modern improvements to create a spacious and versatile family home. Originally built in 1905 and thoughtfully extended to the rear, the property offers generous accommodation approaching 1,780 sq ft including the cellar and garage.

The welcoming entrance hall sets the tone for the home, featuring wooden flooring which continues through much of the ground floor. The impressive kitchen/breakfast room has been fitted with a contemporary IKEA kitchen, offering extensive storage and worktop space. Features include an inset sink, integrated dishwasher, integrated fridge with under-counter freezer, water softener and a range-style cooker with induction hob, electric oven and separate fan oven. A useful utility cupboard provides space and plumbing for stacked washing machine and tumble dryer, while the ground floor cloakroom houses the boiler and includes a WC and wash hand basin.

A particularly useful addition to the property is the cellar, complete with power, lighting and radiator, offering excellent storage or hobby space, with a head height of approximately 1.94m.





## *Timeless Style...*

To the front of the property, the elegant sitting room enjoys a bay window and centres around a charming log burner with slate hearth, complemented by a bespoke media unit with integrated storage and lighting. The adjoining dining room provides an ideal space for entertaining, with wooden flooring and patio doors opening directly onto the rear garden.





## *Effortless Style...*

On the first floor are four bedrooms and the family bathroom. The principal bedroom is a spacious double room with attractive bay window and decorative panelling, while the second bedroom is also a generous double. A further double bedroom and a single bedroom currently used as a study provide flexible accommodation for family living or home working. The stylish family bathroom features a walk-in shower, bath, WC and heated towel rail.

The loft space has been thoughtfully improved with two access points, one with a fitted ladder leading to a part-boarded and fully insulated loft area. A skylight provides natural light and is electronically operated with a rain sensor.



*Beautifully appointed throughout...*



## *Location...*

Outside, the rear garden measures approximately 50ft by 25ft and offers an excellent degree of privacy, not being directly overlooked. The garden also benefits from rear access via a locked gate leading to a private alleyway solely for the use of Number 12. A hot tub is available by separate negotiation.

The property further benefits from a single garage located within a nearby block just off Unity Road. The garage does not currently have power or lighting connected. Stowmarket is a thriving market town situated in the heart of Suffolk, offering an excellent balance of traditional charm and modern convenience. The town centre provides a range of independent shops, cafés, restaurants and supermarkets, together with leisure facilities, schools and healthcare services.

For outdoor enthusiasts, the surrounding Suffolk countryside offers an abundance of walking and cycling routes, while nearby attractions include Needham Lake, Helmingham Hall Gardens and the historic villages dotted throughout Mid Suffolk. The popular towns of Bury St Edmunds and Ipswich are both within easy reach, offering further shopping, dining and cultural amenities.

Stowmarket railway station provides direct rail services to London Liverpool Street, making the town particularly attractive for commuters. There are also convenient road connections via the A14, linking to Ipswich, Bury St Edmunds, Cambridge and the wider motorway network.





## Key Information

### LOCAL SCHOOLS:

- Abbot's Hall Community Primary School, 0.34 miles, rated good
- Combs Ford Primary School, 0.52 miles, rated good
- Chilton Community Primary School, 0.60 miles, rated good
- Cedars Park Community Primary School, 0.77 miles, rated good
- Stowmarket High School, 0.88 miles, rated good

### LOCAL AUTHORITY:

Mid Suffolk District Council  
Council Tax Band C

### TENURE:

Freehold

### SERVICES:

Heating Type	Gas
Electricity	Mains
Water	Mains
Sewerage	Mains
Internet	676.6 Mbps download. 93.4 mbps upload
Current Provider	EE/ BT



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.16090663 Lark House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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