

BUCKS

PROPERTY AGENTS



26 Phoenix Way, Stowmarket, IP14 5GF

Offers Over £450,000

- Six Bedrooms
- Two Reception Rooms
- Four Bathrooms
- Gas Radiator Central Heating
- Off Road Parking and Tandem Single Garage
- Detached House
- Garden Room
- Sealed Unit Double Glazed
- Solar Panels Fitted 2026
- No Upward Chain

26 Phoenix Way, Stowmarket IP14 5GF

Located in the desirable area of Cedars Park, Stowmarket, this impressive detached house offers a perfect blend of space, comfort, and modern living. With six generously sized bedrooms, including a master suite complete with a dressing area and en-suite bathroom, this property is ideal for families seeking both privacy and convenience. The home boasts three well-appointed reception rooms, providing ample space for relaxation and entertainment. A delightful garden room, seamlessly connected to the kitchen, invites natural light and offers a tranquil space to enjoy the views of the garden. The property features four bathrooms in total, including en-suites for three of the bedrooms, ensuring that morning routines are both efficient and comfortable. For those with vehicles, the property includes parking for one vehicle, along with a single garage that accommodates a tandem car length. The garage is equipped with power and light, and features a personnel door for easy access. The inclusion of solar panels not only contributes to energy efficiency but also reflects a commitment to sustainable living with the inclusion of a battery for storage which significantly reduce the energy bills. The property also benefits from a choice of gigabit full-fibre broadband providers.

This property is a rare find in Stowmarket, combining spacious living areas with modern amenities in a sought-after location, 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. Whether you are looking for a family home or a place to entertain, this house is sure to impress. Do not miss the opportunity to make this exceptional property your own.



Council Tax Band: E



Entrance Hall

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

Sitting Room

With window to side, two full length windows to rear and French doors leading to rear ideal for indoor/outdoor entertaining additionally filling the room with natural light, TV point and two radiators.

Dining Room

With double doors leading from sitting room, windows to rear and side, vinyl floor and radiator.

Kitchen

With window to front, range of high and low units, stainless steel sink and drainer, matching worktops and splashbacks, tiled splashbacks, stainless steel breakfast bar, gas hob with extractor hood and fan, eye level electric double oven, space for fridge freezer, integrated washing machine, plumbing for dishwasher, tiled floor and radiator.

Garden Room

With glass roof, tiled floor and radiator.

Cloakroom

With low level W/C, pedestal basin, vinyl floor and radiator.

First Floor Landing

With stairs leading to second floor and radiator.

Bedroom Two

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

En-Suite

With window to front, shower cubicle, low level W/C, pedestal basin, 1/2 tiled walls, vinyl floor and radiator.

Bedroom Three

With window to rear, built-in wardrobe and radiator.

En-Suite

With window to front, shower cubicle, low level W/C, pedestal basin, 1/2 tiled walls, vinyl floor and radiator.

Bathroom

With bath with mixer tap, low level W/C, pedestal basin, /2 tiled walls and radiator.

Bedroom Five

With window to rear, built-in wardrobes, solid beech floor and radiator.

Bedroom Six

With window to rear, solid beech floor and radiator.

Second Floor Landing

With built-in storage.

Bedroom One

With window to front and side filling the room with natural light, built-in wardrobes and radiator. With additional dressing area comprising of Velux window, built-in wardrobes and cupboard, built-in cupboard housing hot water tank, loft access and radiator.

En-Suite

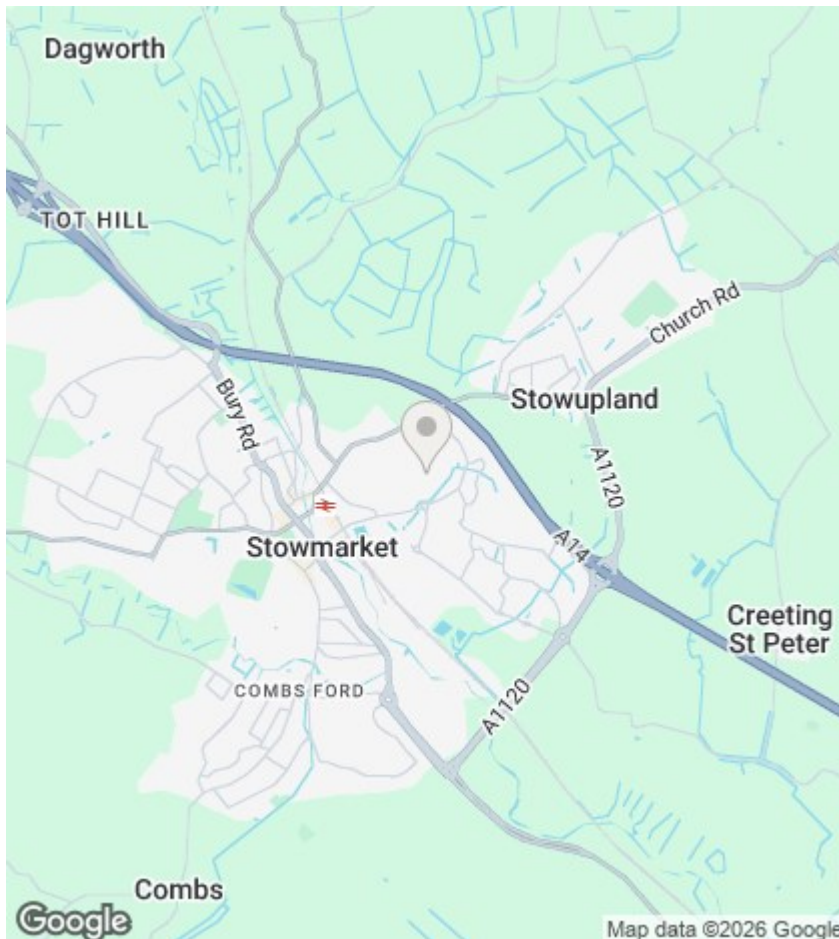
With window to rear, double shower cubicle, bath with mixer tap, low level W/C, pedestal basin, shaver point, 1/2 tiled walls and vinyl floor.

Bedroom Four

With window to front and Velux window, built-in cupboard and loft access.

Outside

To the front of the property is a block paved driveway providing off road parking for one vehicle additionally leading to a single tandem garage with up and over door, personnel door to side and power and light connected, paving stones leading to the front door with mature shrubs, trees and hedging. To the rear of the property is a rear garden comprising of paving stones area ideal for outside entertaining, raised beds, mature shrubs, two pergolas, two sheds and for privacy and seclusion is walled and fenced all around.



Directions

Market Place, Stowmarket IP14 1DT, UK
 Head north on Market Pl towards Tavern St/B1115 Turn right onto Station Rd
 W/B1115 Turn right onto Gipping Way/A1308 Turn left onto Navigation Approach At the roundabout, take the 1st exit onto Phoenix Way Arrive: Phoenix Way, Stowmarket IP14 5GF, UK

Viewings

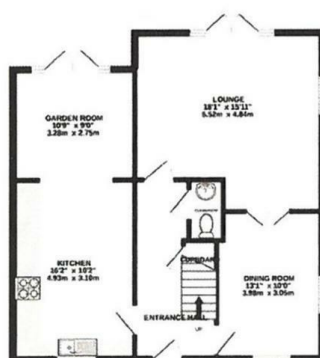
Viewings by arrangement only.
 Call 01449614700 to make an appointment.

EPC Rating:

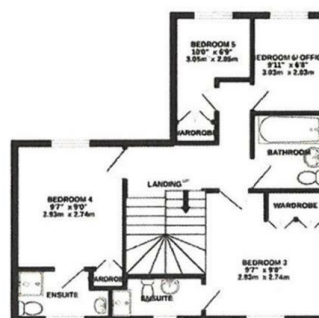
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



2ND FLOOR

