

BUCKS

PROPERTY AGENTS



10 Bury Road, Stowmarket, IP14 1JG

Price £270,000

- Three Bedrooms
- Two Reception Rooms
- Wet Room And Bathroom
- Gas Radiator Central Heating
- Off Road Parking For Two Vehicles Via Crown Street
- Terraced House
- Garden Room
- Sealed Unit Double Glazed
- Combi Boiler
- Close To Local Amenities

10 Bury Road, Stowmarket IP14 1JG

*****OPEN HOUSE SATURDAY 14th MARCH 10AM - 11AM CALL FOR A VIEWING *****

Located on Bury Road in the charming town of Stowmarket, this delightful terraced house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm welcome, perfect for relaxing or entertaining guests. The recently updated kitchen is a standout feature, boasting contemporary fittings and ample storage, making it a joy for any home cook. The property also includes a convenient wet room, enhancing accessibility and practicality for everyday use. For those who appreciate outdoor space, the garden room offers a lovely retreat, ideal for enjoying the garden or as a versatile area for hobbies. The property benefits from off-road parking for two vehicles via Crown Street, ensuring ease of access and convenience. With a combi boiler installed, you can enjoy efficient heating and hot water throughout the year. This home is not only well-equipped but also situated in a desirable location, close to local amenities, making it a fantastic opportunity for anyone looking to settle in 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.

In summary, this terraced house on Bury Road is a wonderful choice for those seeking a comfortable and modern home in a friendly community. Don't miss the chance to make this property your forever home.



Council Tax Band: C



Entrance Hall

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

Sitting Room

With bay window to front, open fireplace with multi fuel burner, TV point, radiator and Bi-folding doors leading into :-

Dining Room

With window to rear, understairs cupboard, gas fire (Disconnected) and radiator.

Kitchen

With window to rear and three windows to side filling the room with natural light, door leading outside, recently updated range of high and low units, oak breakfast bar, oak worktops and splashbacks, sink and drainer, space for range cooker with extractor hood and fan, space for American fridge freezer, plumbing for washing machine and dishwasher, ceramic tiled floor and radiator.

Rear Hall

With tiled floor.

Garden Room

With windows to side and door leading to outside, wooden floor and radiator.

Wet Room

With Velux window, low level W/C, shower, fully tiled walls and floor and heated towel rail.

First Floor Landing

With loft access to part boarded loft with ladder and storage cupboard.

Bedroom One

With window and bay window to front, fitted wardrobes, fireplace and radiator.

Bedroom Two

With window to rear, fire place, laminate floor and radiator.

Bedroom Three

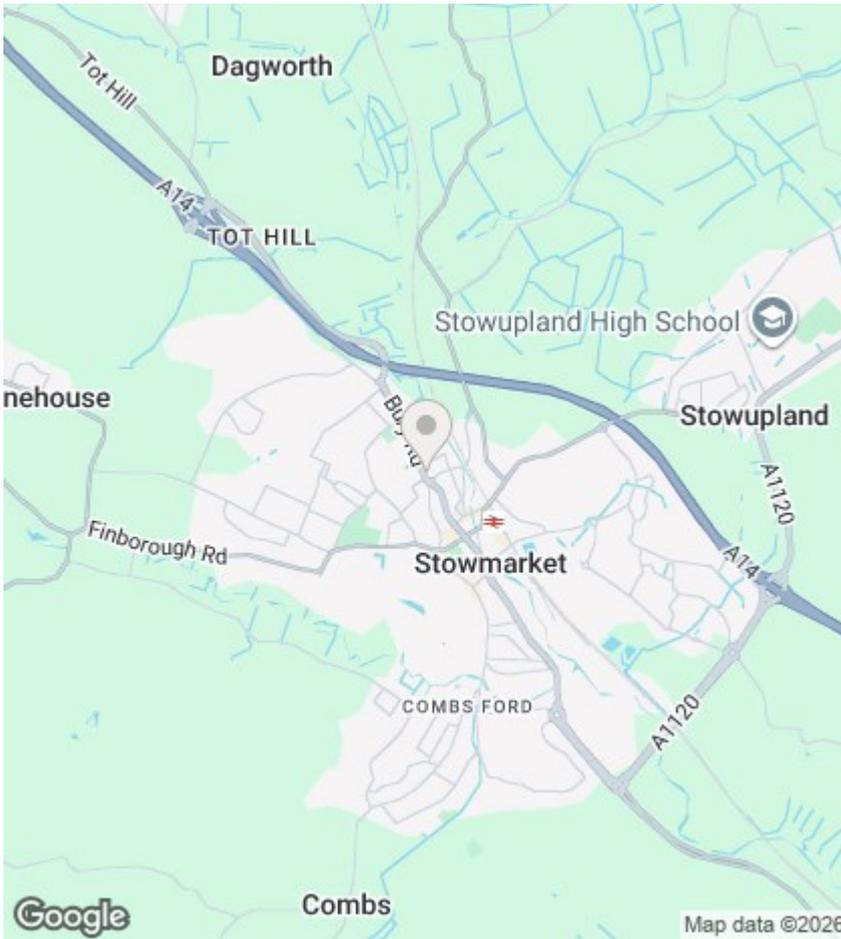
With window to rear and radiator.

Bathroom

With window to side, low level W/C, P bath with shower over, shower boarding, basin in vanity unit, laminate floor and heated towel rail.

Outside

To the front of the property is a gate leading to a tiled pathway leading to the front door with hedging. To the rear of the property is a rear garden comprising of patio area ideal for outside entertaining, lawn, covered pergola, potting shed, shed with power and light connected, summer house, log store, pathway leading to ?, mature shrubs, rear gate and for privacy and seclusion is fenced all around. With off road parking for two vehicles via crown street.



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 Destination will be on the right
 Arrive: Bury Road, Stowmarket IP14 1JG, UK

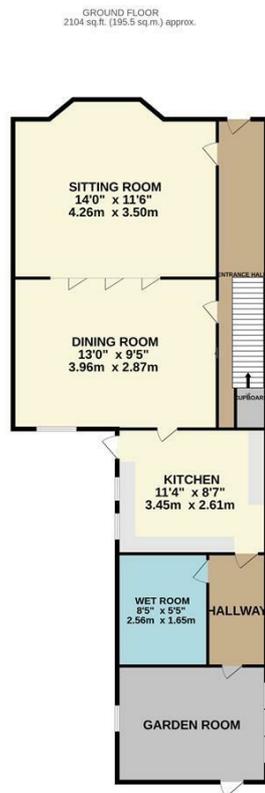
Viewings

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			
(69-80) C			
(55-68) D		68	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 3933 sq.ft. (365.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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