



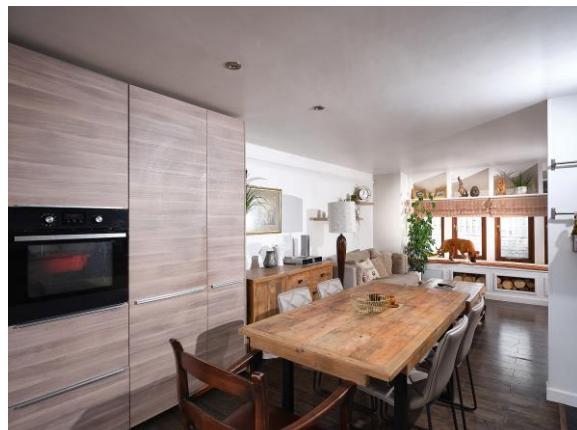
**Union Street West, Stowmarket IP14 1HW**

william  
h brown

**welcome to**

## **Union Street West, Stowmarket**

This stunning individual style property has an open planned living on the first floor with bi-fold doors leading to a split-level garden offering a private entertaining space with rooftop views. With an ensuite master bedroom that has direct access to the terrace this property should be viewed now



## **Accommodation** **Entrance Hall**

The property is entered via an obscure glazed door into the entrance hall with matching window to front, stairs to the first floor with storage under, wall lighting, radiator and wood laminate flooring.

## **Master Bedroom**

13' 6" x 11' 4" ( 4.11m x 3.45m )

Bi-fold doors to rear, built in double wardrobe, radiator and wood laminate flooring.

## **Ensuite**

Frosted window to rear, fitted with a suite comprising a shower cubicle, a vanity sink with mixer tap and a back to wall wc, wall cupboard, extractor fan, fully tiled walls, heated towel rail and ceramic tiled flooring.

## **Garage/Studio**

19' 10" max x 9' 4" ( 6.05m max x 2.84m )

Up and over door to front and patio doors to rear, built in cupboard and wood laminate flooring.

## **Utility Room**

13' 5" max x 5' 9" max ( 4.09m max x 1.75m max )

Window to front, fitted with base units with roll top work surfaces with inset single bowl sink with mixer tap, shelving, built in cupboard, space for washing machine, part tiled walls, radiator, laminate and tiled flooring.

## **First Floor Landing**

Window to front, access to loft room, radiator and wood laminate flooring.

## **Kitchen/Living Room**

23' max x 15' 8" max ( 7.01m max x 4.78m max )

Windows to front, bi-fold doors to rear, fitted with a range of wall and base units with rolled edge work surfaces incorporating a single sink with mixer tap, electric oven, hob and extractor, integrated dish washer and fridge freezer, spot lights, part tiled walls, TV point, wood burner and wooden flooring,

## **Bedroom Two**

10' 5" x 8' 1" ( 3.17m x 2.46m )

Window to rear, radiator and carpeted flooring.

## **Bedroom Three**

10' 5" x 6' 8" ( 3.17m x 2.03m )

Window to rear, radiator and carpeted flooring.

## **Family Bathroom**

Fitted with a p-shaped bath with shower over and glass screen, back to wall wc and vanity sink with mixer tap and storage cupboard, fully tiled walls, extractor fan, heated towel rail and vinyl flooring.

## **Loft Room**

28' 4" max x 10' 4" max ( 8.64m max x 3.15m max )

Velux window to rear, spotlights, eaves storage and wood laminate flooring.

## **Outside**

### **Rear Garden**

Fence enclosed with side access, the split-level rear garden includes raised decking with entrance to kitchen, a lower-level decked area leading to master bedroom and garage/studio. Paved patio with fitted BBQ and storage area. A variety of plant, tree and shrub borders.

### **Front Garden**

Paved driveway leading to garage with up and over door & pathway to front door.



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## Union Street West, Stowmarket

- Individual designed detached house
- First floor living with bi-fold doors
- Well-presented split level private garden
- Ensuite master bedroom with access to terrace
- Garage/studio with utility room

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£325,000**



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Property Ref:  
SMK103880 - 0014

  
william h brown



**01449 614459**



stowmarket@williamhbrown.co.uk



10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE



[williamhbrown.co.uk](http://williamhbrown.co.uk)