



**25 Phoenix Way, Stowmarket, IP14 5FB**

**Guide Price £400,000**

- Five Bedrooms
- Two Reception Rooms
- Sealed Unit Double Glazed
- Low Maintenance Garden
- Single Garage
- Link Detached House
- En-Suite to Two Bedrooms
- Gas Radiator Central Heating
- Off Road Parking For Up To Three Vehicles
- Cedars Park Development

# 25 Phoenix Way, Stowmarket IP14 5FB

Nestled in the desirable area of Phoenix Way, Stowmarket, this impressive link-detached house offers a perfect blend of comfort and modern living. With five spacious bedrooms, this property is ideal for families seeking ample space. The two reception rooms provide versatile areas for relaxation and entertainment, while the well-appointed kitchen/diner is perfect for family meals and gatherings. The property boasts three bathrooms, including en-suites in both Bedroom One and Bedroom Two, ensuring convenience and privacy for all residents. The sitting room features elegant French doors that open directly onto a low-maintenance rear garden, creating a seamless connection between indoor and outdoor living. This garden is perfect for enjoying sunny days or hosting barbecues with friends and family. Parking is a breeze with off-road space for up to four vehicles, including a single garage equipped with power and light, making it suitable for various uses. This home is not only practical but also offers a welcoming atmosphere, making it a wonderful place to call home.

With its excellent location and thoughtful design, this property is a rare find 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. Whether you are looking for a family home or a place to entertain, this house is sure to meet your needs and exceed your expectations. Don't miss the opportunity to make this charming residence your own.



Council Tax Band: D



### **Entrance Hall**

With stairs leading to first floor, understairs cupboard, engineered oak flooring and radiator.

### **Sitting Room**

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

### **Dining Room**

With window to front, engineered oak flooring and radiator.

### **Kitchen/Diner**

With window to front and door leading to outside, range of high and low units, sink and drainer, matching worktops and splashbacks, gas hob with extractor hood and fan, eye level double oven, integrated fridge freezer and dishwasher, plumbing for washing machine, water softener, cupboard housing boiler and tiled floor.

### **Cloakroom**

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

### **First Floor Landing**

With window to rear, shelved airing cupboard housing hot water tank, loft access and radiator.

### **Bedroom One**

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

### **En-Suite**

With window to front, shower cubicle, low level W/C, pedestal basin, tiled splashbacks, shaver point and tiled floor.

### **Bedroom Two**

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

### **En-Suite**

With window to front, shower cubicle, low level W/C, pedestal basin, tiled splashbacks, tiled floor and radiator.

### **Bedroom Three**

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

### **Bedroom Four**

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

### **Bedroom Five**

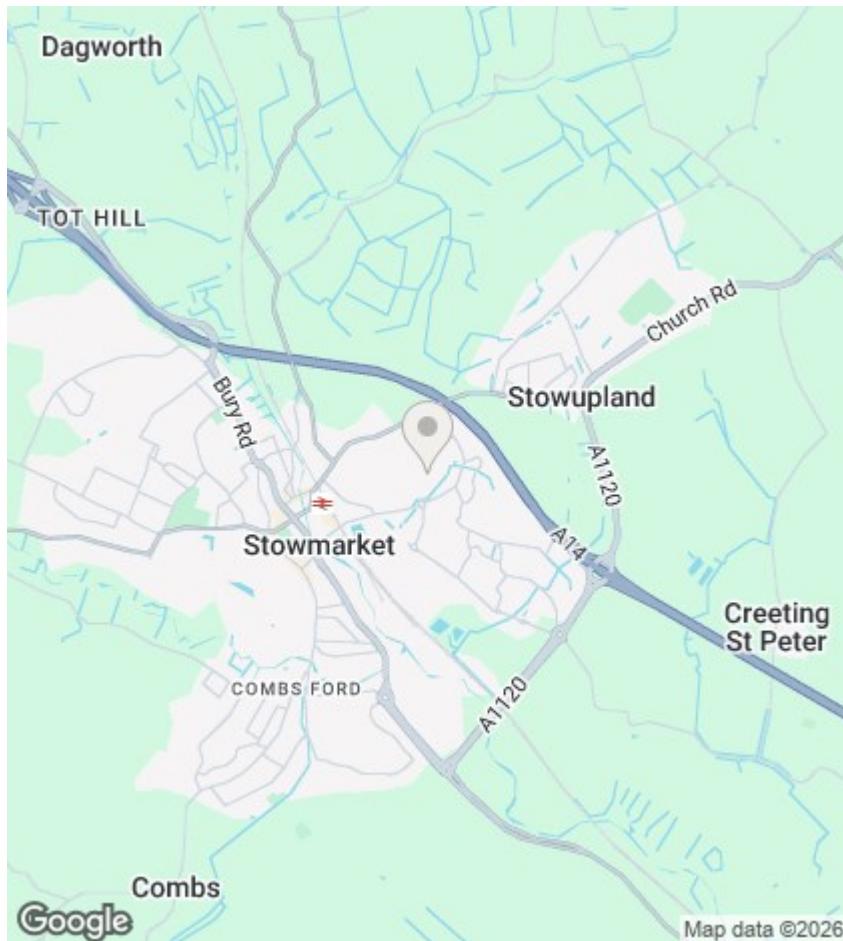
With window to rear and radiator.

### **Bathroom**

With window to side, bath with shower over and shower attachment, low level W/C, pedestal basin, 1/2 tiled walls, tiled floor and radiator.

### **Outside**

To the front of the property is decorative wrought iron fencing and central pathway leading to the front door with lawn and shrubs either side additionally a driveway providing off road parking for up to three vehicles and single garage with up and over door and power and light connected. To the rear of the property with access through side gate is a rear garden comprising of large patio area with a covered pergola ideal for outside entertaining, artificial grass, shrub borders and for privacy and seclusion is walled and fenced all around.



## Directions

Market Pl, 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 left onto Navigation Approach At the roundabout, take the 1st exit onto Phoenix Way Arrive: Phoenix Way, Stowmarket IP14 5FB, 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) A		
(81-91) B		
(69-80) C		
(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	



Total floor area 130.1 m<sup>2</sup> (1,400 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)