



EH

EXQUISITE
HOME



In the heart of the bustling Mid Suffolk town of Stowmarket is this spacious detached family home, built around fifteen years ago. The present owners bought it six years ago, attracted by its versatile interior, quiet location and proximity to local amenities. It has a generous off street parking area with room for around three cars, plus a single garage. It is also possible to park on the street. There is a small front garden with a tree and some attractive planting. The front door opens into the attractive and light filled hallway which has a smart, contemporary cloakroom leading off it. To the left is the cosy living room with its feature fireplace and gas fire. This is the ideal space for relaxing, spending family time and entertaining. Natural light pours in through the window and this lovely room is greatly enhanced by the pair of double glass doors which lead into the breakfast room next door. They give the opportunity to shut off the living room, or to open it up for a wonderfully flowing and versatile space. The generously proportioned breakfast room is perfect for informal family meals, kitchen suppers and entertaining guests. The kitchen itself, with its neutral cabinets, generous drawer and cupboard storage and attractive peninsula for seating is an extremely functional space, further enhanced by the utility room next door. It has plumbing for a washing machine, a second sink and plenty of cupboard storage and preparation space. The versatile ground floor accommodation is completed by the snug to the right of the hallway which could easily be used as an accessible bedroom. Each room on this floor has a TV port.

Generous First Floor

The staircase bends invitingly around to the first floor landing, from which radiate five bedrooms and the family bathroom. The generous principal bedroom benefits from built in wardrobes and storage and an elegant en suite shower room. There are three further double bedrooms, ideal for any family configuration, plus a smaller one, which would serve very well as a home office, nursery or play room. The sleek, contemporary three piece family bathroom with bath and shower over, plus heated towel rail, is the perfect place for a quick shower before work, children's bathtime or an indulgent soak with bubble bath and candles at the end of a long day.





"This much loved family home retains many original features..."

LOCATION

The secluded southwest facing garden has a small, sunny paved seating area and the rest of the garden is laid to Astroturf lawn. It benefits very greatly from a professionally built garden studio currently used as a home office. It has power and light, a TV point and a Wi-Fi extender. The garage has a loft over it, insulated, boarded out and with light. If required, and with the correct planning permission in place, it might be possible to add in a first floor and convert the garage into a two-storey extension, either integral to the house or separated. The property also benefits from 11 solar panels, that were installed 5 years ago.

The town of Stowmarket itself is well served with amenities. It is on the A14 between Bury St Edmunds to the west and Ipswich to the south east. The station is on the main line between London and Norwich with regular fast trains running into London Liverpool Street and road links to London, Colchester, Chelmsford, Norwich and Bury St Edmunds, opening up the area to commuters. It is just under two and a half miles from the house and a twenty five minute walk or ten minute drive away. The town centre is a fifteen minute walk. Stowmarket was granted its market charter by Edward III in 1347 and still has a bi-weekly market. The Food Museum (formerly the Museum of East Anglian Life) is located near the town centre, while the John Peel Centre for Creative Arts (formerly the Corn Exchange) hosts music events, theatre and art installations. The town is home to Stowmarket Town FC, there is a rugby club, several gyms and a leisure centre. The Stowmarket Carnival is a popular annual event as is live open-air music event Stow-Fest. There are five local primary schools and two high schools, making this a wonderful area for families. Five minutes from the house is a popular pub with regular live music events and the thriving Mid Suffolk Leisure Centre is only a short walk away.

With an excellent location close to Stowmarket's amenities, off street parking, easy to maintain and secluded garden, flexible interior and exceptional transport links, this comfortable and spacious family home ticks all the boxes.



Approximate Gross Internal Area
Main House = 1541 Sq Ft/143 Sq M
Garage = 140 Sq Ft/13 Sq M
Gym = 144 Sq Ft/13 Sq M
Total = 1825 Sq Ft/169 Sq M

Ground Floor

First Floor

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Energy Efficiency Rating	Current	Potential
A (92-100)		
B (81-91)		83
C (69-80)	71	
D (55-68)		
E (49-54)		
F (39-48)		
G (1-38)		

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EXQUISITE HOME

Exquisite Home, St John's Innovation Centre, Cowley Road, Cambridge, CB4 0WS

T +44(0) 1223 261144 E info@exquisitehome.co.uk

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