



Spencer Way, Stowmarket, IP14 1UQ

welcome to

Spencer Way, Stowmarket

This semi-detached home in Stowmarket sits in an area which is perfectly designed for families with easy access to schools and leisure centre. The modern accommodation affords three bedrooms and two reception rooms with a garage and is offered chain free. Call now to book your viewing!

Stowmarket

Stowmarket is a charming market town that beautifully blends historical allure with modern amenities. Known for its picturesque landscapes and welcoming community, this quaint town offers a perfect balance of rural tranquillity and urban convenience.

The town is home to several historic landmarks, including the magnificent St. Peter and St. Mary's Church and the Food Museum, which offers a fascinating glimpse into the region's past. The town centre retains its traditional charm, with a delightful mix of period architecture and modern buildings.

Regular local events, farmer's markets, and community gatherings foster a welcoming and inclusive atmosphere. The town's vibrant cultural scene includes theatres, art galleries, and musical performances that cater to diverse tastes and interests.

Stowmarket is well-connected, making it an attractive location for commuters. The town's railway station offers frequent services to London, Cambridge, and Norwich, ensuring that residents can easily access major cities for work or leisure. Additionally, the nearby A14 provides convenient road links to the rest of the country.

The town offers a variety of amenities, supermarkets, and a range of local shops and boutiques. Stowmarket's educational facilities are highly regarded, with several primary and secondary schools available to residents. Additionally, healthcare services are readily accessible, with local clinics and a hospital nearby.

Spencer Way

This charming semi-detached home is a perfect blend of convenience and comfort. The property is ideally situated close to the town centre, offering easy access to a range of amenities, schools, and excellent travel links, making it an ideal choice for families and commuters alike.

Upon entering, you are welcomed by an entrance hall. The main floor also features a practical downstairs cloakroom, complete with a two-piece suite, adding a touch of convenience for guests. The heart of the home is the living room, which boasts a beautiful bay window that floods the space with natural light. An under stairs cupboard offers additional storage, while the fireplace and surround create a cosy focal point, perfect for relaxing evenings. Adjacent to the living room is the dining room, which opens up to the rear garden through French doors. This seamless connection to the outdoors makes it an ideal setting for both intimate dinners and entertaining guests. The well-appointed kitchen is designed with functionality in mind, providing ample space for appliances and preparing meals with ease.

The upper floor comprises three bedrooms. Two of these bedrooms are equipped with built-in wardrobes, offering ample storage space and maintaining a clutter-free environment. The family bathroom features a three-piece suite, ensuring comfort and convenience for the whole family.

The exterior of the property features a garage with a single parking space at the front, providing security and ease of access. The fence-enclosed garden is a private oasis, complete with a side access gate for added convenience. The garden hosts a delightful patio area, perfect for outdoor dining and relaxation. It is landscaped with artificial grass, shrubbery borders, and mature trees, creating a low-maintenance outdoor retreat.





Accommodation Entrance Hall

Part glazed front door, window to front and coved ceiling.

Downstairs Cloakroom

Frosted window to side, fitted with a wall mounted sink with splash back and low level WC, radiator and wood laminate flooring.

Living Room

Bay window to front and window to side, stairs to first floor, under stairs cupboard, coved ceiling, radiator, fireplace and surround and wood laminate flooring.

Dining Room

French doors to rear garden, coved ceiling, radiator and wood laminate flooring.

Kitchen

Window to rear, fitted with a range of wall and base units with roll top work surfaces, single sink with drainer and mixer tap, space for cooker with extractor over, washing machine and fridge freezer, coved ceiling, part tiled walls and wood laminate flooring.

Landing

Window to side, access to loft, airing cupboard and carpeted flooring.

Bedroom One

Window to rear, built in wardrobe, radiator and carpeted flooring.

Bedroom Two

Window to front, radiator, built in wardrobe and carpeted flooring.

Bedroom Three

Window to front, radiator and carpeted flooring.

Family Bathroom

Frosted window to rear, fitted with a suite comprising a panelled bath with shower over, pedestal hand wash basin, low level WC, part tiled walls, radiator and vinyl flooring.

Outside Garage

Up and over door, door to rear garden and one parking space to front.

Rear Garden

Fence and wall enclosed with side access gate, patio area, artificial grass, flower and shrubbery borders and mature trees.



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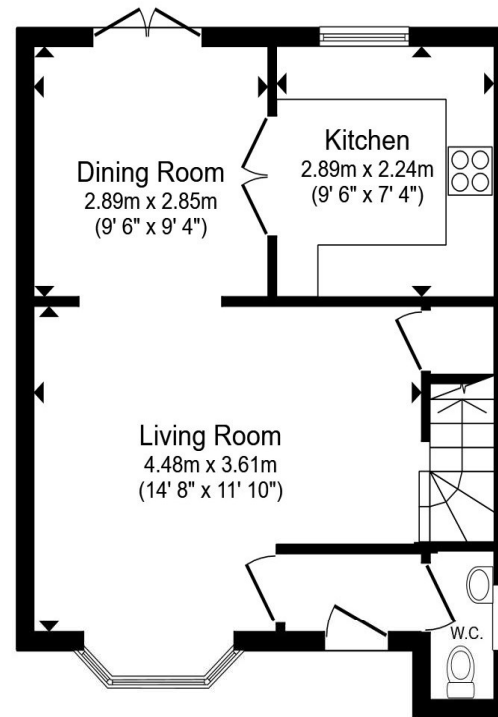
Spencer Way, Stowmarket

- Three Bedrooms Semi-detached Home
- Walking Distance To Primary And High Schools
- Thoughtfully Designed Area With Easy Access To Leisure Centre And Town
- No Onward Chain
- Two Reception Rooms

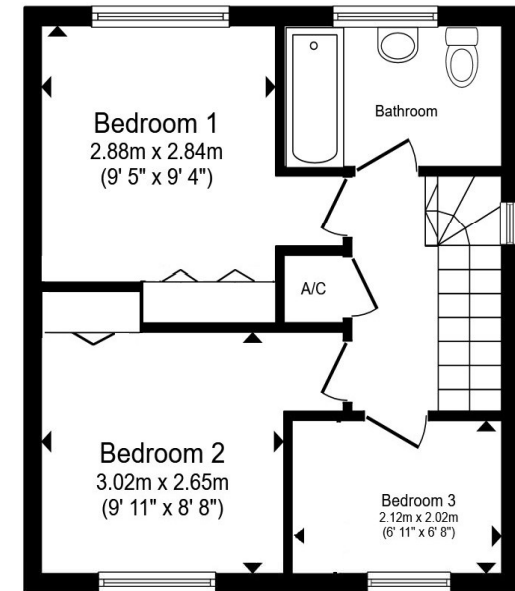
Tenure: Freehold EPC Rating: C

Council Tax Band: C

£270,000



Ground Floor



First Floor

Total floor area 75.2 m² (810 sq.ft.) approx

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Property Ref:
SMK105400 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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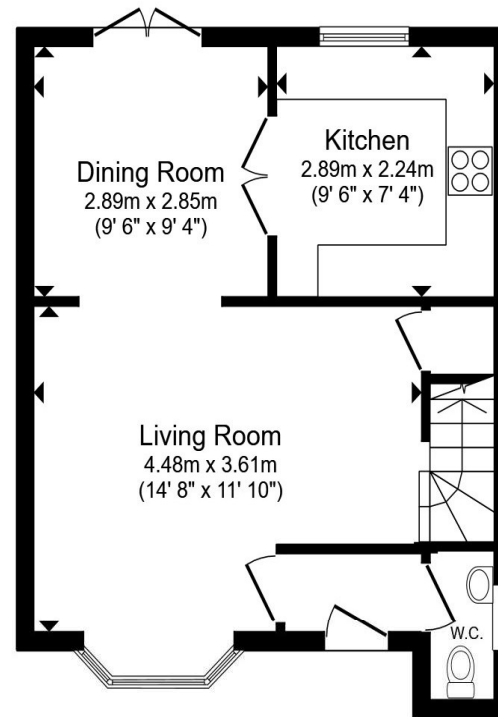
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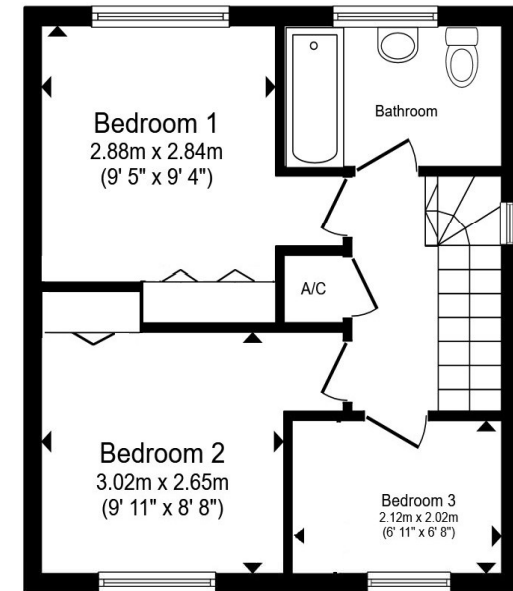
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