



**9 Lark Close
Stowmarket, Suffolk**

**DAVID
BURR**



9 Lark Close, Stowmarket, Suffolk IP14 5QW

Stowmarket is a popular market town located in the heart of Suffolk conveniently located for the A14 which provides excellent links to Ipswich (via the A12), Bury St Edmunds and Cambridge. The town has a variety of shopping facilities, restaurants, bars as well as leisure facilities at Mid Suffolk Leisure Centre and Stowmarket Golf Club. The town supports doctor's surgeries and schooling of all ages from pre-school through to sixth form. There is a mainline rail link to London's Liverpool Street.

Nestled in a highly regarded and sought-after residential area of Stowmarket, this delightful family home offers both charm and convenience. The property has been meticulously maintained and boasts a spacious kitchen extension, creating a versatile living and entertaining space. Perfect for modern family living, the home is positioned within easy reach of local amenities, schools, and transport links.

An excellent detached family home offering generous accommodation and within easy reach of all amenities.

Ground floor

Upon entering the home, you are greeted by a welcoming entrance hallway, complete with stairs leading to the first floor and a useful storage cupboard beneath. The hallway also provides access to a well-appointed cloakroom, fitted with a WC and wash basin, ideal for guests.

The sitting room offers a warm and inviting atmosphere, featuring lovely wooden flooring and a large window to the front aspect that allows for plenty of natural light. The room also includes an open fireplace with an elegant mantelpiece, perfect for cosy evenings. Double doors lead from the sitting room into the extended kitchen/living area.

The kitchen is a highlight of the home, fitted with a comprehensive range of wall-mounted and base cupboards, finished with attractive wood-effect worktops. Integrated appliances include an electric oven, hob with extractor fan overhead, and an inset sink with drainer and mixer tap. There is also space and plumbing for a washing machine and dishwasher. The kitchen opens seamlessly into the extended living/dining area, which has been thoughtfully designed to create a fantastic space for family gatherings and entertaining. The bi-folding doors open fully to the raised rear decking area,

allowing for a beautiful indoor-outdoor flow, perfect for summer parties and al fresco dining.

First floor

The spacious first-floor landing provides access to all four bedrooms, as well as the family bathroom. An airing cupboard offers additional storage space.

The principal bedroom is a luxurious retreat, complete with a separate dressing area fitted with built-in wardrobes, and an en suite shower room featuring a modern shower, WC, and wash basin. The additional three bedrooms are well-proportioned, with ample space for furniture and storage, making them perfect for children, guests, or as a home office.

The family bathroom is stylishly presented and includes a panelled bath with a shower over, a WC, and a wash basin, offering a comfortable and practical space for family use.

Outside

The front of the property is well-maintained with a block weave driveway providing off-road parking. Additionally, there is undercover parking and

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access to the garage, which features an up-and-over door for convenience and additional storage.

The rear garden is a peaceful and private space, enclosed by fencing and landscaped with a well-tended lawn. Raised flower beds add a splash of colour and provide space for gardening enthusiasts, while the raised decking area is perfect for outdoor dining, sunbathing, or simply relaxing during the warmer months. The garden offers ample space for children to play or for hosting outdoor gatherings with friends and family.

In summary, 9 Lark Close is a superb family home, offering a perfect blend of modern living with traditional comfort, situated in a desirable location within Stowmarket. With its spacious layout, extended living areas and beautifully maintained outdoor space, this property is ideal for growing families or those seeking a stylish and practical home.

SERVICES: Main water, drainage, electricity are connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

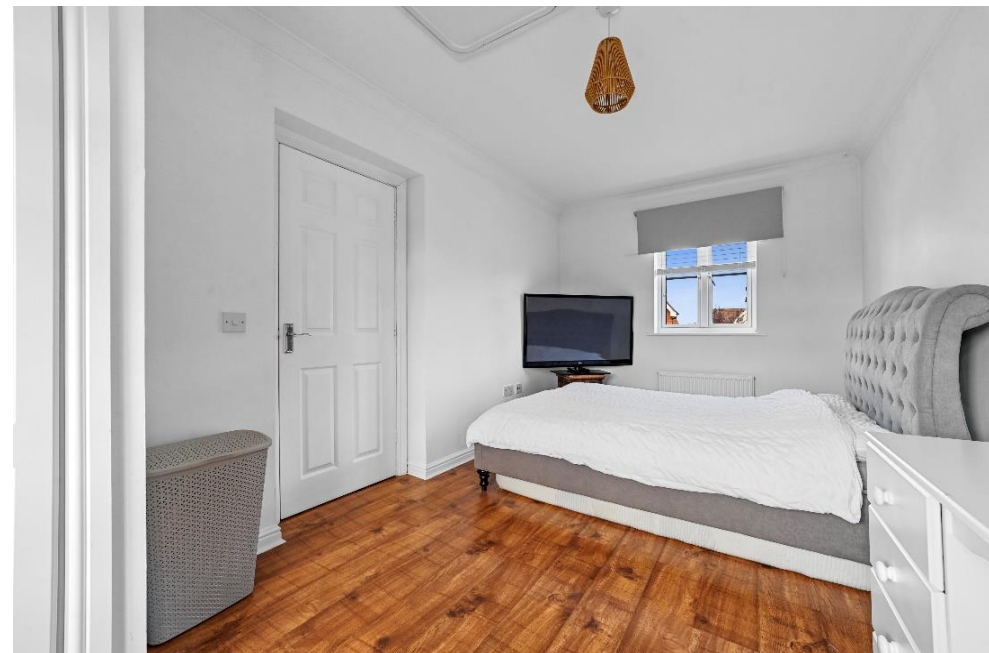
LOCAL AUTHORITY: Mid Suffolk District Council – Band D

EPC RATING: C

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

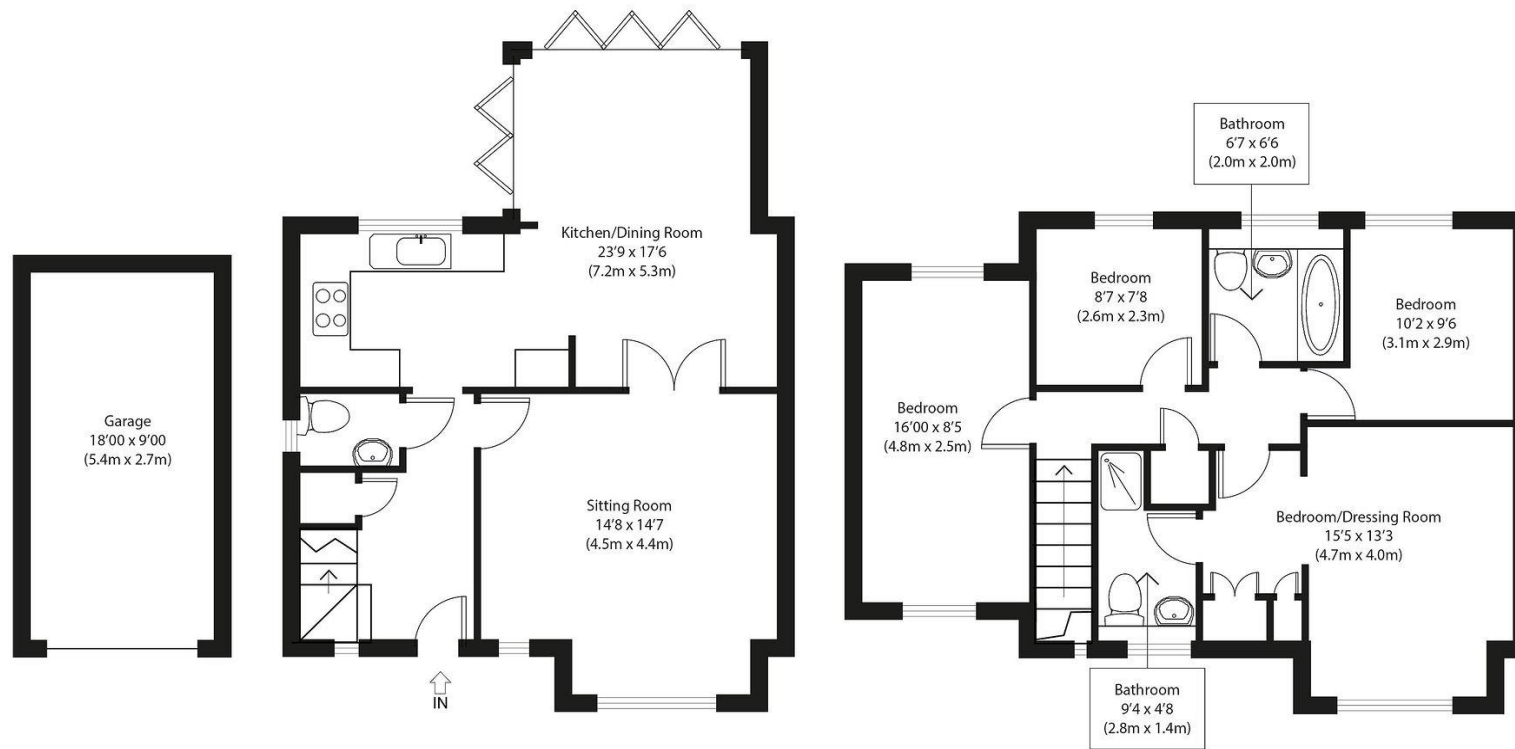
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Ground Floor

First Floor

Approximate Gross Internal Area
Main House 1370 sq ft (127 sq m)
Garage 160 sq ft (15 sq m)
Total 1530 sq ft (142 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photosharing.co.uk

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