

BUCKS

PROPERTY AGENTS



41 Brooke Way, Stowmarket, IP14 1UH

Price £290,000

- Three Bedrooms
- Kitchen/Diner
- Sealed Unit Double Glazed
- Combi Boiler
- Terraced House
- En-Suite To Master Bedroom
- Gas Radiator Central Heating
- Off Road Parking For Two Vehicles

41 Brooke Way, Stowmarket IP14 1UH

Welcome to this charming terraced house located on Brooke Way in the delightful town of Stowmarket. This well-appointed property boasts three spacious bedrooms, making it an ideal home for families or those seeking extra space. The master bedroom features an en-suite bathroom, providing a private retreat for relaxation. Both bedroom one and bedroom two are equipped with fitted wardrobes featuring stylish glass sliding doors, offering ample storage while maintaining a modern aesthetic. The heart of the home is the inviting sitting room, which is enhanced by elegant French doors that open directly into the rear garden. This seamless connection to the outdoors allows for an abundance of natural light and creates a perfect setting for entertaining or enjoying quiet moments in the fresh air. The property is also fitted with a reliable combi boiler, ensuring warmth and comfort throughout the year. For those with vehicles, off-road parking for two cars is a significant advantage, providing convenience and peace of mind.

This property is not just a house; it is a home that offers a blend of comfort, style, and practicality in a lovely neighbourhood. With its thoughtful design and desirable features, this terraced house on Brooke Way is a wonderful opportunity for anyone looking to settle 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. Don't miss the chance to make this delightful property your own.



Council Tax Band: C



Entrance Hall

With stairs leading to first floor, built-in cupboard, Amtico floor and radiator.

Sitting Room

With window to front, two full length windows to rear and French doors leading to rear garden ideal for indoor/outdoor entertaining additionally illuminating the room with natural light, TV point and radiator.

Kitchen/Diner

With windows to front and side, range of modern high and low units, sink and drainer, matching worktops and splashbacks, gas hob with extractor hood and fan, eye level electric oven, integrated fridge freezer, integrated washing machine, integrated dishwasher, space for tumble dryer, cupboard housing Combi boiler, Amtico floor and radiator.

Cloakroom

With low level W/C, pedestal basin, Amtico floor and radiator.

First Floor Landing

With loft access and radiator.

Bedroom One

With windows to front and rear filling the room with natural light, fitted wardrobes with glass sliding doors and radiator.

En-Suite

With double shower cubicle with electric shower, low level W/C, pedestal basin, tiled floor and heated towel rail.

Bedroom Two

With windows to front and side, fitted wardrobes with glass sliding doors and radiator.

Bedroom Three

With window to side and radiator.

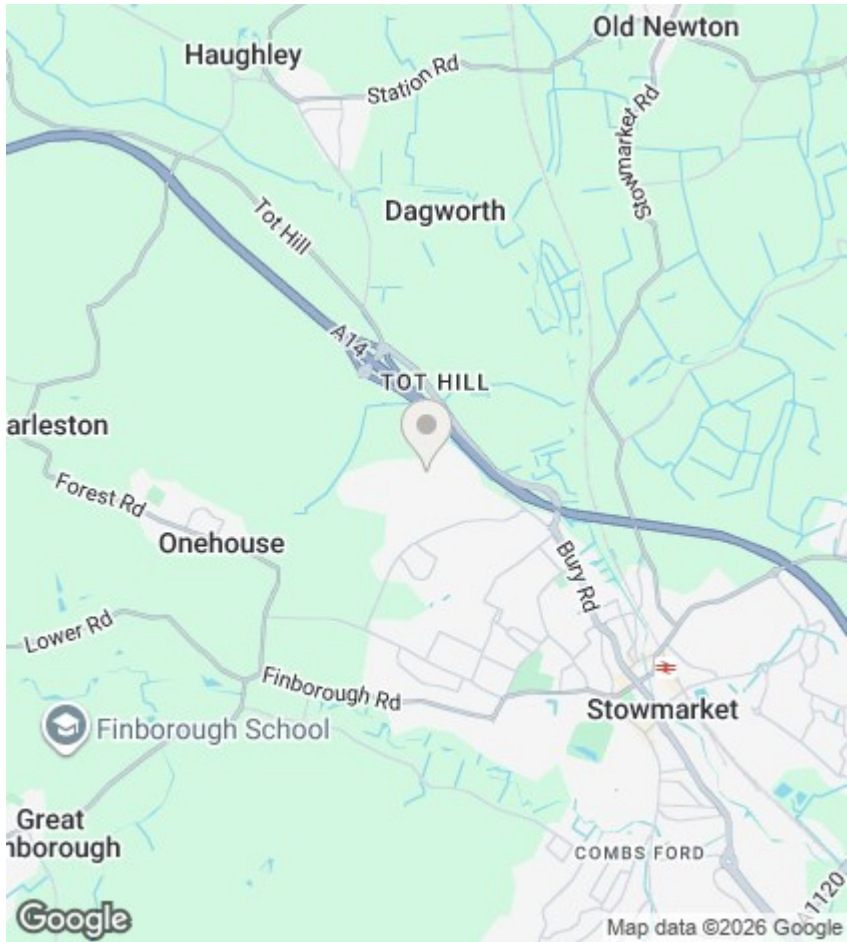
Bathroom

With window to front, bath with shower over, low level W/C, pedestal basin, tiled splashbacks, tiled floor and heated towel rail.

Outside

To the front and side of the property are paving slabs leading to the front door and slate areas. To the rear of the property with access through a side gate is a rear garden comprising of patio area ideal

for outside entertaining, artificial grass, shed and for privacy and seclusion is brick walled and fenced all around.



Directions

Market Place, Stowmarket IP14 1DT, UK
 Head north on Market Pl towards Tavern St/B1115 Turn right onto Station Rd
 W/B1115 Turn left onto Gipping Way/A1308
 Go through 1 roundabout At the roundabout, take the 1st exit onto Bury Rd
 At the roundabout, take the 1st exit onto Brooke Wy. Turn left Arrive: Stowmarket IP14 1UH, UK

Viewings

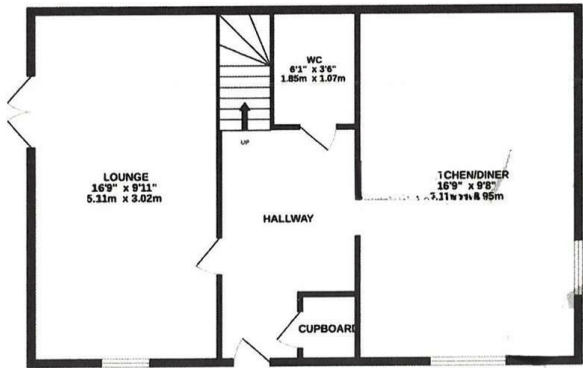
Viewings by arrangement only.
 Call 01449614700 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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	

GROUND FLOOR



1ST FLOOR

