



Rock Estates



Victoria Road  
Stowmarket, IP14 5AJ

Guide price £260,000



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## Victoria Road

Stowmarket, IP14 5AJ

- Semi-Detached House
- Four Bedrooms
- Garage & Off Road Parking
- Kitchen/ Diner
- Spacious Living Room
- Cloakroom & First Floor Bathroom
- Walking Distance to Town Centre
- Close to Local Amenities
- Solar Panels & Batteries



Positioned on the popular Victoria Road, just a short walk from Stowmarket town centre and railway station, this well-presented semi-detached home offers spacious and versatile accommodation, making it an excellent choice for growing families.

The ground floor comprises a generous kitchen/diner offering ample worktop space, plentiful storage and room for everyday appliances. Overlooking the rear garden, it provides a practical and sociable setting for family life. The spacious lounge offers plenty of room for the whole family to relax, whilst a useful ground floor cloakroom adds further convenience.

To the first floor, the property has been thoughtfully adapted to provide four well-proportioned bedrooms, offering flexibility for family living, guest accommodation or home working. Two of the bedrooms benefit from built-in wardrobes, whilst a contemporary three-piece shower room completes the first floor.

Outside, the south-west facing rear garden has been designed to provide a variety of outdoor spaces. A raised patio offers the perfect spot for relaxing, whilst the lawn is complemented by a raised flower and vegetable bed. Wooden gates provide convenient access to both the front and rear of the property.

Further benefits include a single garage with power, lighting and an up-and-over door, together with off-road parking.

Victoria Road enjoys a convenient position within walking distance of Stowmarket town centre, where residents can enjoy a wide range of independent shops, cafés, restaurants, supermarkets and leisure facilities.

The nearby mainline railway station provides direct services to London Liverpool Street, making the location ideal for commuters, whilst the A14 offers excellent road links to Ipswich, Bury St Edmunds, Cambridge and beyond. Combining excellent connectivity with everyday convenience, this is a superb location to call home.





**Front**  
Mainly laid to lawn with a path leading to the front door, opening to-

**Entrance Hall**  
Oak effect laminate flooring. Stairs to first floor. Coving. Radiator. Door to:

**Kitchen/ Diner**  
15'2" x 9'9" (4.64 x 2.98)

**Living Room**  
16'10" x 10'5" (5.14 x 3.20)  
Double glazed window to front

**Cloakroom**  
Low level W.C. Vanity units with inset ceramic sink with storage cupboard below. White heated towel rail. Extractor fan.

**Landing**  
Airing cupboard housing tank and shelves for storage. Loft hatch. Doors to:

**Bedroom One**  
11'11" x 7'9" (3.64 x 2.38)  
Double glazed window to rear. Coving. Radiator.

**Bedroom Two**  
8'11" x 7'3" (2.72 x 2.23)  
Double glazed window to front. Built in wardrobe with sliding mirror doors. Coving. Radiator.

**Bedroom Three**  
8'8" x 7'1" (2.66 x 2.17)  
Double glazed window to rear. Coving. Radiator.

**Bedroom Four**  
7'6" x 5'8" (2.29 x 1.75)  
Double glazed window to front. Built in wardrobe with sliding mirror doors. Coving. Radiator.

**Shower Room**  
Double glazed window to side. Shower cubicle with dual chrome shower fitting. Low level W.C. Vanity unit with inset ceramic sink and storage under. Tiled walls. Vinyl flooring. Spotlights. Extractor fan. Chrome heated towel rail.

**Rear Garden**  
The rear garden has been thoughtfully laid out with a raised patio area perfect for outdoor relaxing. Steps lead down to the main garden where it is partly laid to lawn with a raised vegetable and flower bed. A path leads to the side gate which allows access to the front of the property. There is a useful outside tap as well as outside lighting, and a private door opening to the single garage. Double wooden gates open to allow parking on a hard standing and access to the parking in front of the garage.

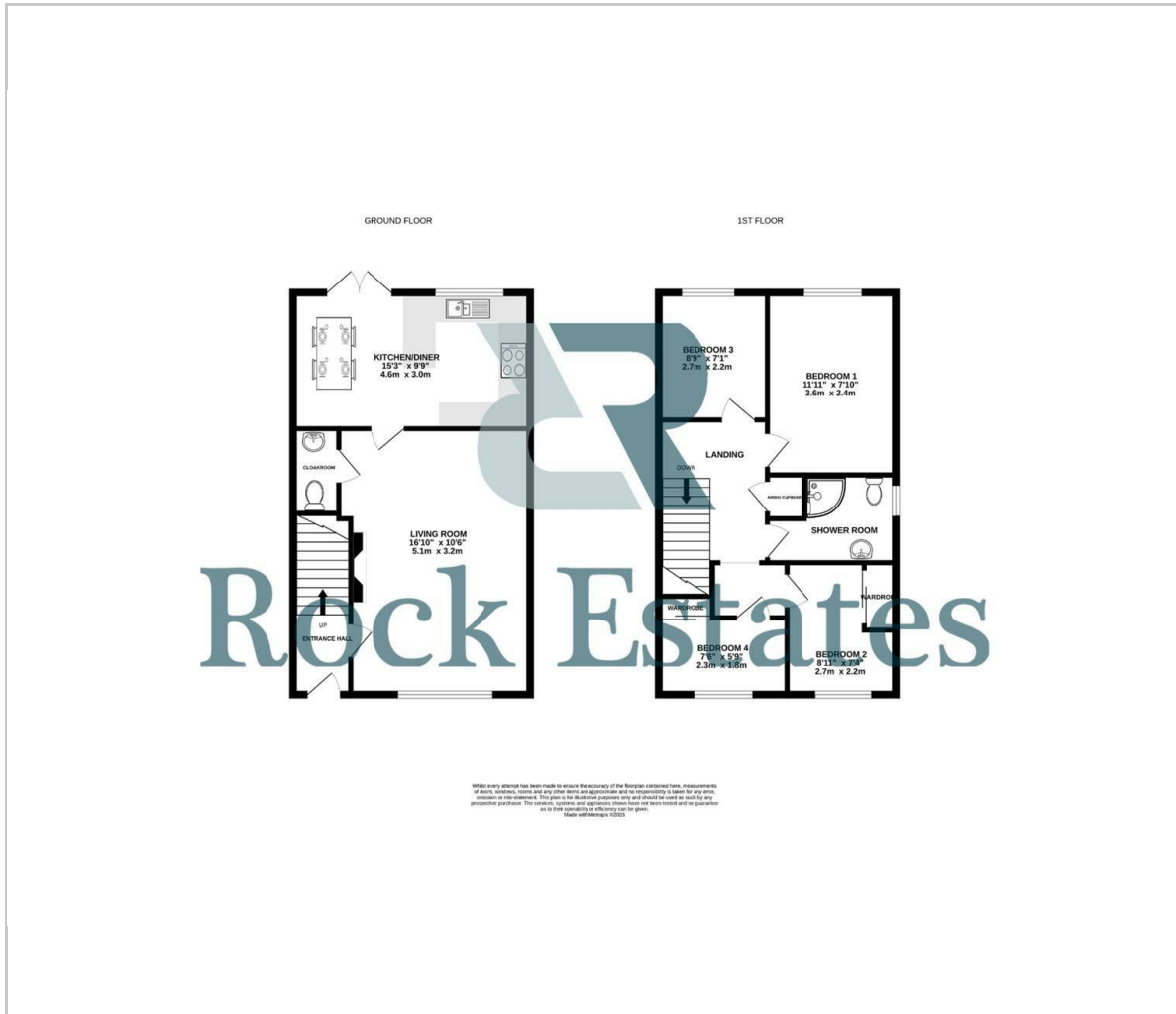
**Garage & Parking**  
Single garage with power connected.

Off street parking in front of garage.

**Solar Panels**  
The property has 10 solar panels and 2 batteries. The solar panels are owned outright. There is the possibility to sell back to the grid. The vendors have advised us that their bills are kept relatively low as they can use the battery power, and believe their bills have dropped by around a third.



## Floor Plan



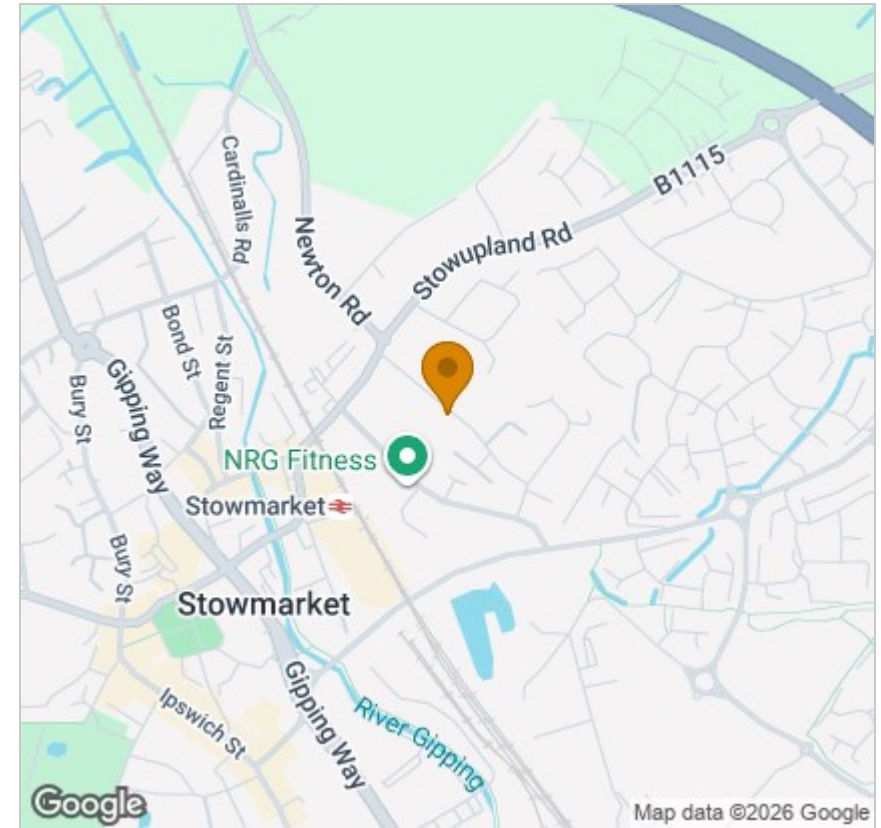
## Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

