



Rock Estates



Lockington Crescent  
Stowmarket, IP14 1DB

Guide price £260,000



# Lockington Crescent

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- **\*\*GUIDE PRICE:** £260,000 - £270,000\*\*
- **Two Reception Rooms**
- **Modern First Floor Bathroom**
- **Garage & Off Road Parking**
- **Walking Distance to Amenities**
- **Semi-Detached Chalet**
- **2/3 Bedrooms**
- **Landscaped Rear Garden**
- **Popular Stowmarket Location**
- **1,023 sqft (approx)**

A well presented semi-detached chalet, combining modern comfort with a versatile layout, perfectly positioned for Stowmarket's amenities and excellent travel links.

This delightful home has been thoughtfully maintained and with its generous sized rooms the property is deceptively spacious. The ground floor features two inviting reception rooms, ideal for both everyday living and entertaining or as an additional ground floor bedroom, alongside a contemporary cloakroom for convenience. The modern kitchen offers generous worktop space, ample storage, and room for appliances.

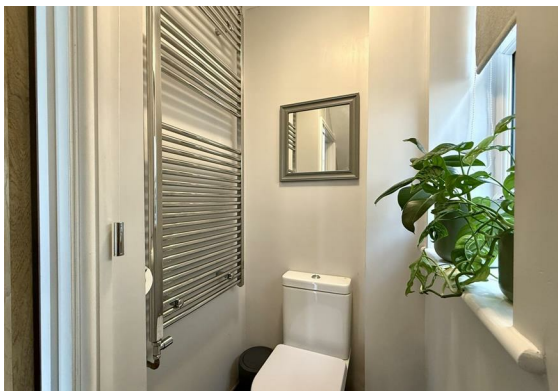
Upstairs, two well-proportioned double bedrooms provide a peaceful retreat, complemented by a sleek and modern bathroom. Cleverly designed storage throughout the property ensures a home that is as functional as it is charming.

The garden is predominantly laid to lawn with a large decking area perfect for hosting and relaxing. There are double gates to the rear of the property allowing access from the rear, as well as a single garage providing parking or extra storage.

The property would make an ideal first-time purchase or a superb downsizing option, appealing to those seeking a low-maintenance home in a desirable location. Situated just a short distance from Stowmarket train station—with direct links to London Liverpool Street—and an array of local shops, cafes, and amenities, it offers the perfect blend of convenience and lifestyle.

A home ready to move into and enjoy, offering comfort, practicality, and an enviable location.

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**Front**  
To the front of the property there is

**Entrance Hall**  
Front entrance door and glazed panel to front. Tiled floor. Stairs to first floor. Under stairs cupboard. Radiator. Doors to:

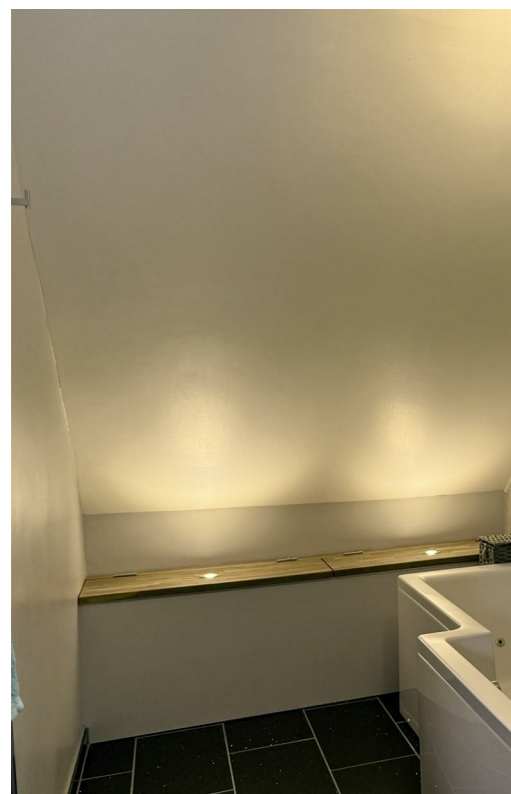
**Dining Room / Bedroom Three**  
11'10" x 10'9" (3.61 x 3.28)  
Double glazed window to front. Laminate flooring. Coving. Radiator.

**Living Room**  
20'9" x 11'9" (max) (6.33 x 3.59 (max))  
Double glazed patio doors to rear garden. TV point. Coving. Two radiators.



**Kitchen**  
16'5" (max) x 7'0" (5.02 (max) x 2.14)  
Double glazed window to rear. Part glazed door to side. Range of wall and floor mounted units and drawers. Integrated oven with gas hob over. Inset sink with mixer tap over. Wall mounted gas boiler. Part tiled walls. Tiled floor. Radiator. Spotlights. Space for washing machine. Space for tumble dryer. Space for fridge/freezer. TV point.

**Cloakroom**  
Double glazed window to side. Low level W.C. Wall mounted vanity unit with inset ceramic sink with mixer tap and tiled splash back. Extractor fan. Chrome heated towel rail.



**Landing**  
Double glazed window to side. Loft hatch with ladder to fully boarded loft space. Spotlights. Doors to:

**Bedroom One**  
11'11" x 11'11" (3.65 x 3.64)  
Double glazed window to rear. Radiator.

**Bedroom Two**  
11'11" x 11'9" (3.64 x 3.59)  
Double glazed window to front. Build in cupboard. Radiator.

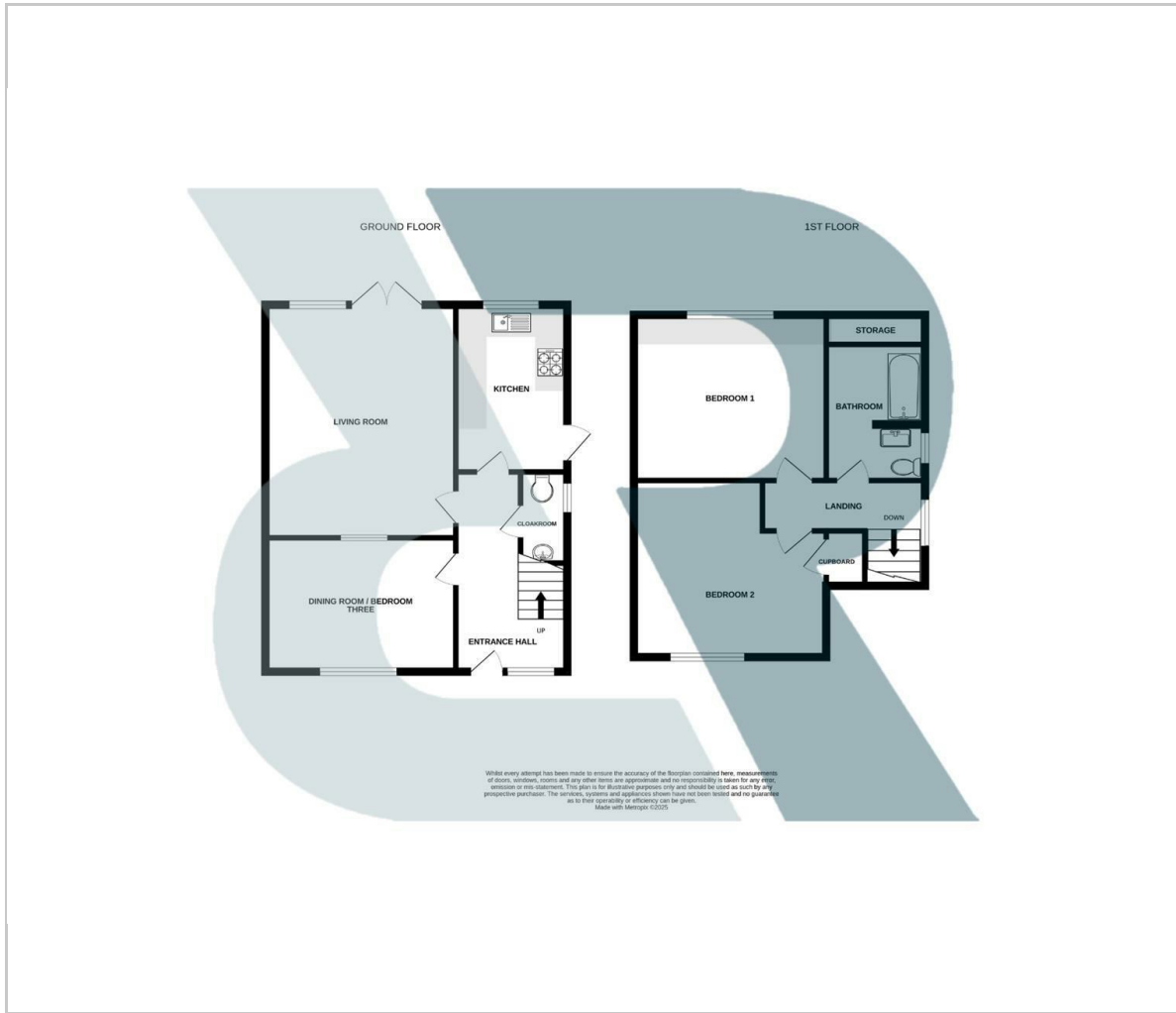


**Bathroom**  
11'11" (max) x 5'11" (3.65 (max) x 1.81)  
Double glazed window to side. Low level W.C. Wall mounted vanity unit with drawers below and inset ceramic sink with mixer tap over. Jacuzzi bath with shower over. Built in storage. Part tiled walls. Tiled floor. Mirrored wall hanging storage cupboard. Extractor fan. Chrome heated towel rail. \*Please note the bathroom does have reduced head height in places.

**Rear Garden**  
Enclosed rear garden with access to both the side and rear. Predominantly laid to lawn with a decked area perfect for relaxing and hosting. The garden benefits from external sockets and an outside tap. Access to the single garage.

**Garage**  
Single garage with up and over door to the front and private door from the rear garden. Power and light connected.

## 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

