



Rock Estates



Brooke Way
Stowmarket, IP14 1UH

£480,000

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Brooke Way

Stowmarket, IP14 1UH

- Five Bedroom
- Detached Property
- Beautifully Presented Throughout
- Close To Local Transport Links
- Separate Study/Office Ideal For Home Working
- Garage & Driveway
- Popular Stowmarket Location
- Spacious Living Arranged Over Three Floors
- Close To Local Amenities
- Generous Kitchen/Diner
- En-Suite To Master



Situated in a sought-after residential location within Stowmarket, this substantial and well-presented five-bedroom detached family home offers versatile accommodation arranged over three floors. The property benefits from spacious living areas including a generous lounge, a modern kitchen/dining room with integrated appliances and direct access to the rear garden, a separate study ideal for home working, and a useful downstairs WC/utility room.



The first floor comprises an impressive principal bedroom with fitted wardrobes, walk-in wardrobe space and en-suite shower room, alongside two further bedrooms and a family bathroom. The second floor provides two additional double bedrooms and a further shower room, making it an ideal layout for larger families, guests, or multi-generational living.

Externally, the property enjoys a fully enclosed rear garden, predominantly laid to lawn with a patio seating area, whilst a detached garage with power and lighting provides excellent storage and parking facilities. Offering generous and flexible accommodation throughout, this attractive family home is perfectly suited to modern family living.



Stowmarket is a thriving market town in the heart of Suffolk, offering an excellent range of amenities including supermarkets, independent shops, cafés, restaurants, leisure facilities and well-regarded schools for all ages. The town benefits from a mainline railway station providing direct services to Ipswich, Norwich and London Liverpool Street, making it an ideal location for commuters.

Surrounded by beautiful Suffolk countryside, residents can enjoy a variety of walking and cycling routes, whilst nearby attractions such as Needham Lake and the historic villages of Mid Suffolk provide further recreational opportunities. Convenient access to the A14 offers excellent road links to Ipswich, Bury St Edmunds, Cambridge and beyond, making Stowmarket a highly desirable location for families and professionals alike.





Entrance Hallway

A welcoming entrance hallway with stairs ascending to the first floor, providing access to the lounge, study, and downstairs WC/utility room. Useful storage cupboard located beneath the stairs.

Study

7'6" x 7'10" (2.3 x 2.4)
A versatile room, ideal for use as a home office or study, featuring a large double glazed window to the front aspect, radiator beneath, and carpeting throughout.

Lounge

14'9" x 11'5" (4.5 x 3.5)
A generously sized reception room with a large double glazed window to the front elevation, allowing for plenty of natural light. Carpeted throughout with a radiator below the window and double doors leading through to the kitchen/diner.

Kitchen/Diner

26'2" x 9'10" (8.0 x 3.0)
A spacious and well-appointed kitchen/dining room featuring a range of integrated appliances alongside matching wall and base units. Fitted with an oven, hob, sink and drainer, and complementary flooring throughout. Double glazed windows overlook the rear garden, whilst double doors provide direct access to the patio area, creating an ideal space for entertaining. Internal double doors lead through to the lounge.



First Floor

Providing access to Master Bedroom, Family bathroom, Bedroom Two and Three and housing the airing cupboard with tank and space for additional storage

Master Bedroom

18'4" x 10'5" (5.6 x 3.2)
An impressive principal bedroom featuring a double glazed window to the front aspect, radiator below, fitted wardrobes with mirrored glass doors, and a dedicated walk-in wardrobe area. Carpeted throughout and benefiting from access to a private en-suite shower room.

En Suite

Comprising a double shower enclosure, WC, and wash hand basin. Heated towel rail, tiled flooring and walls, and a frosted double glazed window to the rear aspect.



Family Bathroom

Well-presented family bathroom fitted with a bath and overhead shower, WC, and wash hand basin. Heated towel rail, tiled flooring and walls, and a frosted double glazed window to the rear elevation.

Bedroom Two

11'5" x 9'2" (3.5 x 2.8)
A comfortable double bedroom with a double glazed window overlooking the rear garden, radiator beneath, and carpeting throughout.

Bedroom Three

11'5" x 7'6" (3.5 x 2.3)
Featuring a double glazed window to the front aspect, radiator below, built-in wardrobe, and carpeting throughout.

Second Floor Landing

The second-floor landing provides access to bedrooms four and five, along with the second-floor shower room, creating a versatile layout ideal for growing families or guest accommodation.

Bedroom Four

17'0" x 10'5" (5.2 x 3.2)
A spacious double bedroom benefitting from a Velux window to the rear and a double glazed window to the front aspect. Carpeted throughout with radiator below.

Bedroom Five

17'4" x 11'5" (5.3 x 3.5)
A further generously proportioned double bedroom featuring a Velux window to the rear, double glazed window to the front aspect, radiator below, carpeting throughout, and access to the loft space.

Second Floor Bathroom

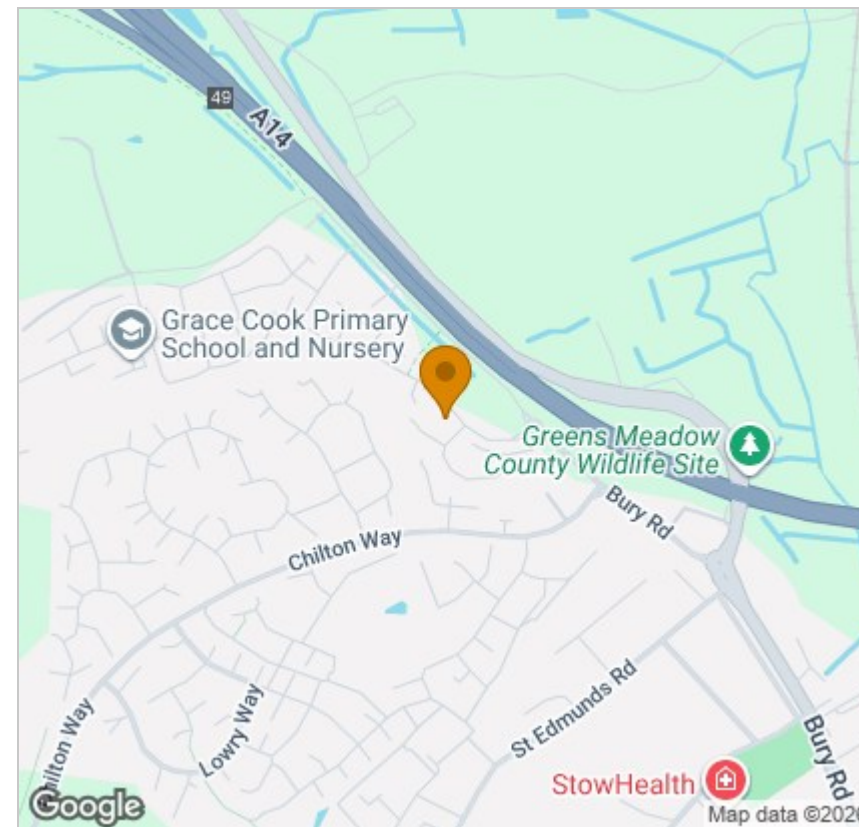
Comprising a shower enclosure, WC, and wash hand basin. Heated towel rail, tiled flooring and walls, and a frosted double glazed window to the rear aspect.



Floor Plan



Area Map



Energy Efficiency Graph

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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