# BUCKS
PROPERTY AGENTS

## 8 Britten Avenue, Stowmarket, Suffolk, IP14 1TA

## Price £295,000

- Three Bedrooms
- Sitting Room/Diner
- Cloakroom
- Sealed Unit Double Glazed
- Combi Boiler
- Semi-Detached House
- En-Suite to Master Bedroom
- Oak Internal Doors
- Gas Radiator Central Heating
- No Upward Chain

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# 8 Britten Avenue, Stowmarket IP14 1TA

Welcome to the charming area of Britten Avenue, Stowmarket, this delightful semi-detached house offers a perfect blend of modern living and comfort. Upon entering, you are welcomed into a spacious sitting room and dining area, which features elegant bi-folding doors that seamlessly connect the indoor space to the rear garden. This design not only enhances the natural light but also creates an inviting atmosphere for entertaining family and friends. The property boasts a well-appointed master bedroom complete with an en-suite, providing a private sanctuary for relaxation. Additionally, a convenient cloakroom is located on the ground floor, adding to the practicality of the home. The presence of a modern combi boiler ensures efficient heating and hot water, making this residence both comfortable and economical. Throughout the house, you will find beautiful oak interior doors that add a touch of sophistication and warmth to the overall aesthetic.

This property is ideal for families or professionals seeking a stylish and functional home in a desirable location within 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. With its thoughtful design and appealing features, this semi-detached house on Britten Avenue is a wonderful opportunity not to be missed.

3 2 1

Council Tax Band: C

## Entrance Hall
With built-in cupboard, tiled floor and radiator.

## Sitting Room/Dining
With two Velux windows and Bi fold doors leading to the rear garden ideal for indoor/outdoor entertaining additionally illuminating the room with natural light, TV point, stairs leading to first floor, carpet and laminate floor and two radiators.

## Kitchen
With window to front, range of high and low units, sink and drainer, tiled splashbacks, gas hob with extractor hood and fan, electric oven, integrated fridge freezer, integrated washing machine and dishwasher and tiled floor.

## Cloakroom
With window to side, low level W/C, basin, tiled splashbacks, high level cupboard, tiled floor and radiator.

## First Floor Landing
With window to side, airing cupboard housing Combi boiler and loft access.

## Bedroom One
With window to rear and radiator.

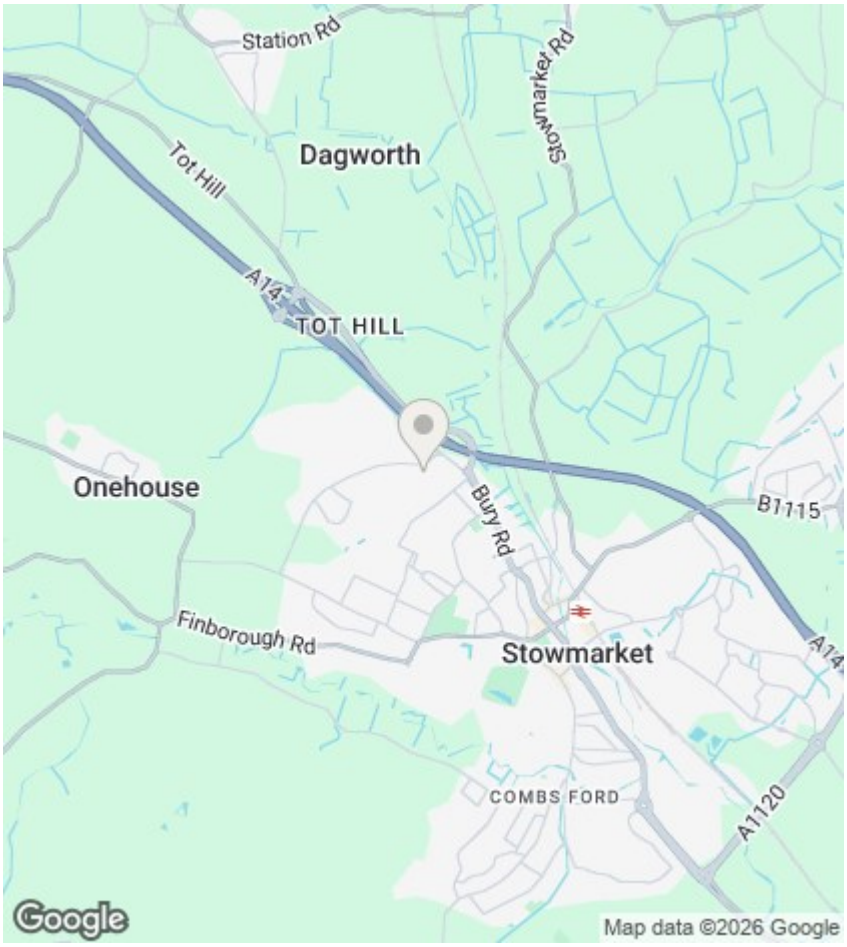
## En-Suite
With Velux window, walk in shower, low level W/C, basin in vanity unit, fully tiled walls, tiled floor and heated towel rail.

## Bedroom Two
With window to front, fitted wardrobes with storage and radiator.

## Bedroom Three
With window to side, fitted wardrobes to one wall and radiator.

## Bathroom
With window to front, bath with shower over, low level W/C, basin, extensively tiled walls, tiled floor and heated towel rail.

## Outside
To the front of the property is a pathway leading to the front door, mature shrubs, trees and shingle. To the rear of the property with access through a side gate is a rear garden comprising of patio area ideal for outside entertaining, paving stones, lawn, shed, gate to rear and for privacy and seclusion is fenced and walled all around.



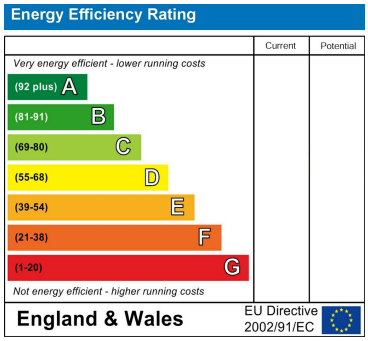

## Directions

Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street 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 Slight left towards Chilton Way Slight left onto Chilton Way Turn left onto Britten Ave Destination will be on the right Arrive: Britten Avenue, Stowmarket IP14 1TA, UK

## Viewings

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

## EPC Rating:

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