



BURY ROAD, STOWMARKET

IP14 1JG

£270,000
FREEHOLD

This charming Victorian terrace home in the heart of Stowmarket, offers a balance of period features with modern comfort. The ground floor opens with a welcoming entrance hall, leading to a spacious sitting room that flows seamlessly into a dedicated dining area, perfect for entertaining. At the heart of the home, a contemporary kitchen features a breakfast area, leading through to a versatile study or family room that overlooks the rear garden and a convenient shower room. Upstairs, there are three generously sized bedrooms—each retaining its original character all served by a family bathroom. The outdoor space boasting a good sized garden with two patio areas, a summer house, and practical shed for storage. With the added benefit of an allocated parking space and a prime location within walking distance of local amenities and transport links, this home is as practical as it is charming. Viewing is highly recommended

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BURY ROAD

- Impressive Three Bedroom Victorian Home • No Onward Chain • Large Open Plan Sitting/Dining Room • Gas Fired Central Heating • Allocated Parking Space • Ground Floor Shower Room • Well Appointed Kitchen/Breakfast Room • Study/Family Room • Close To Local Amenities & Transport Links • Take A Look Through The 360 Virtual Tour



Entrance Hall

Welcoming entrance hall with stairs to first floor. Radiator.

Sitting Room

Well proportioned room with bay window to front with fitted shutters. Brick fireplace surround with inset wood burner. Doors opening to the dining room making it a lovely entertaining space. Radiator.

Dining Room

Folding doors opening to the sitting room. Understairs cupboard and inset gas fire with tiled hearth. Window to rear and radiator.

Kitchen/Breakfast Room

Modern kitchen with a range of wall and base cupboard and drawer units and ample work tops over. Inset sink and drainer. Space for all kitchen appliances and breakfast bar area. Three windows to side and door opening to the side garden access. Two radiators.

Rear Hall

Doors to shower room and study/family room. Loft access.

Shower Room

Corner WC and inset sink vanity unit. Fully tiled walk-in shower. Heated towel rail.

Study/Family Room

Spacious room with French doors opening directly to the rear garden. Window to side and radiator.

Landing

Loft access and storage cupboard.

Bedroom 1

Spacious double room with built in wardrobes. Feature fireplace and surround. Window and bay window to front with fitted shutters. Radiator.

Bedroom 2

Double room with feature fireplace and surround. Window to rear and radiator.

Bedroom 3

Window to rear and radiator.

Bathroom

Modern suite, WC and inset vanity sink unit. P'shaped bath with shower head over. Built in storage, window to side and wall mounted radiator.

Outside

Gated access with a pathway to the front door. Fully enclosed rear garden with paved area leading to both side gated access. The remainder of the rear garden has a paved patio seating area with summer house. Steps lead down to the lawn area and pathway to a covered patio, perfect for entertaining. A further paved area with a shed for storage and double gates leading to the allocated parking.

Parking

To the rear of the property.

Agent's Note

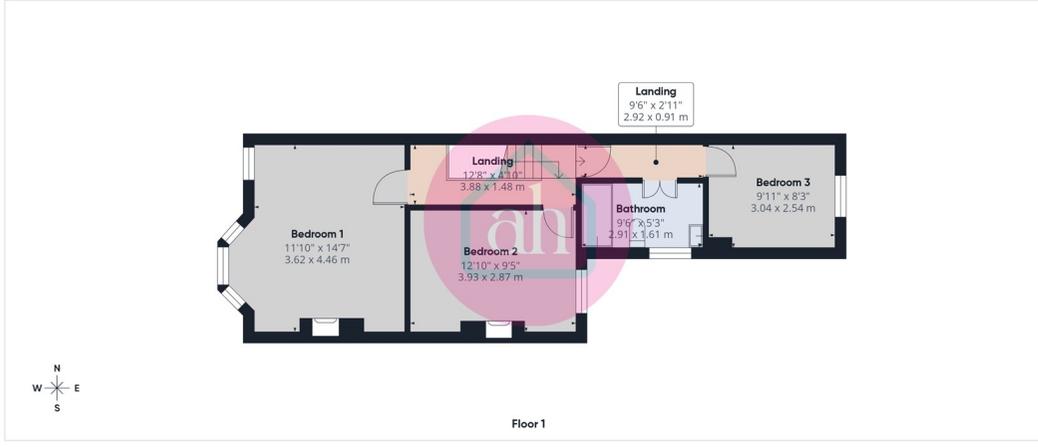
There is shared access to the rear of the property.

BURY ROAD





Ground Floor



Floor 1

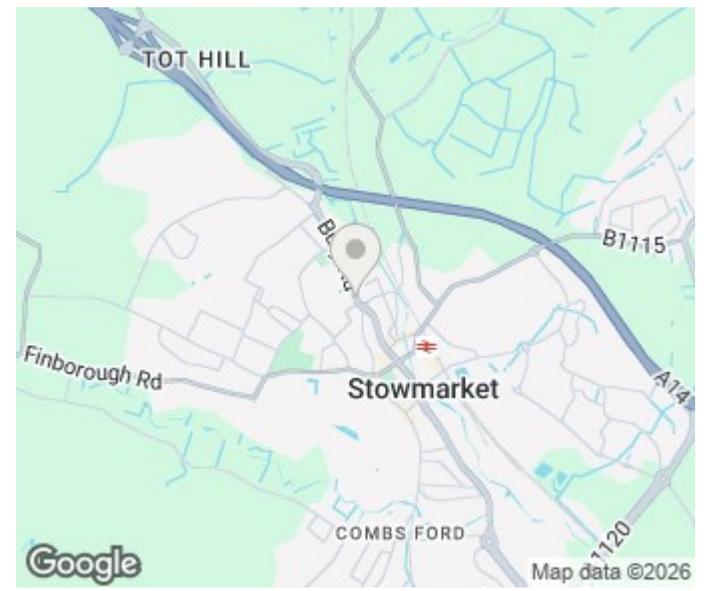


Approximate total area^m
1175 ft²
109.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

EPC Rating: Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

allhomes
28 Thurston Granary, Thurston
Bury St Edmunds
Suffolk
IP33 3QU

01359 234444
mail@allhomes.uk.com
allhomes.uk.com

