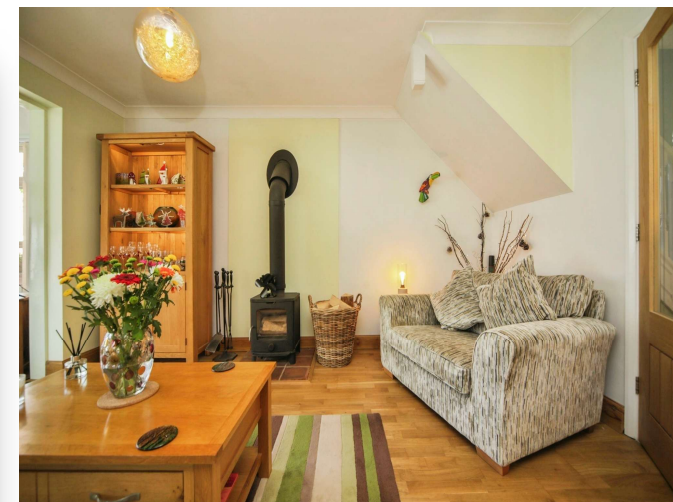




**Kipling Way, Stowmarket, IP14 1TR**

**welcome to**

## **Kipling Way, Stowmarket**

This wonderfully presented three-bedroom property with a garage and landscaped garden is being offered with no onward chain in one of the most sought-after locations in town. A well-presented, attractive, extended detached house of traditional construction is a must see. Call now to view!

### **Stowmarket**

Stowmarket is a charming market town that beautifully blends historical allure with modern amenities. Known for its picturesque landscapes and welcoming community, this quaint town offers a perfect balance of rural tranquillity and urban convenience.

The town is home to several historic landmarks, including the magnificent St. Peter and St. Mary's Church and the Food Museum, which offers a fascinating glimpse into the region's past. The town centre retains its traditional charm, with a delightful mix of period architecture and modern buildings.

Regular local events, farmer's markets, and community gatherings foster a welcoming and inclusive atmosphere. The town's vibrant cultural scene includes theatres, art galleries, and musical performances that cater to diverse tastes and interests.

Stowmarket is well-connected, making it an attractive location for commuters. The town's railway station offers frequent services to London, Cambridge, and Norwich, ensuring that residents can easily access major cities for work or leisure. Additionally, the nearby A14 provides convenient road links to the rest of the country.

The town offers a variety of amenities, supermarkets, and a range of local shops and boutiques. Stowmarket's educational facilities are highly regarded, with several primary and secondary schools available to residents. Additionally, healthcare services are readily accessible, with local clinics and a hospital nearby.

### **The Entertainer**

Situated in a desirable and quiet location in Stowmarket, this delightful, detached and extended home offers an ideal living space for those seeking convenience and comfort in a tranquil setting. Situated close to local amenities, reputable schools, and excellent travel links, this property ensures easy access to all you need. Upon entering, you are greeted by a welcoming entrance hall, where a staircase leads to the first floor. The heart of the house boasts a large kitchen that is a culinary enthusiast's dream, featuring a range cooker, a handy pantry, washing machine, tumble dryer, water softener and integrated dishwasher. The open-plan living and dining room is a highlight, featuring a cosy wood burner and offers a seamless flow for entertaining. The adjacent sun room provides a tranquil space to enjoy views of the lush outdoors year-round. Also on the main floor, a modern shower room equipped with a vanity suite, and large walk-in shower provides the perfect amenity for guests or busy mornings.

Upstairs, discover three well-appointed bedrooms, each providing a comfortable retreat for rest and relaxation. The newly renovated bathroom is thoughtfully designed with a three-piece suite, ensuring functionality and style for all household members.

While the front garden impresses from the kerbside, the rear garden is a true haven, showcasing a covered pergola offering shade and shelter, perfect for outdoor gatherings. It hosts a charming patio, a lush lawn area, and is complemented by a timber shed, greenhouse, and a summer house. Thoughtfully planted beds and borders add a touch of natural beauty and privacy. Additionally, the property includes a garage part of which has been converted to a small home office away from the main building. The garage has plenty of loft storage while the driveway provides off-street parking for two vehicles.





### **Accommodation Entrance Hall**

Part glazed front door, stairs to first floor, radiator, spotlights and ceramic tiled flooring.

### **Shower Room**

Frosted window to side, fitted with a suite comprising a large walk-in shower, back to wall WC and vanity sink with mixer tap, heated towel rail, spotlights, part tiled walls, extractor fan and ceramic tiled flooring.

### **Kitchen**

Window to front and door to side, fitted with a range of wall and base units with solid oak work surfaces, range cooker with cooker hood over, single sink with drainer and mixer tap, integrated dishwasher, washing machine, condenser tumble dryer, spotlights, heated towel rail, pantry cupboard and ceramic tiled flooring.

### **Living/Dining Room**

Window to rear, wood burner, coved ceiling, two radiators, serving hatch and wood flooring.

### **Sun Room**

Windows to three sides, spotlights, radiator and wood effect flooring.

### **First Floor Landing**

Window to side, access to loft, airing cupboard, dado rail and carpeted flooring.

### **Bedroom One**

Window to rear, radiator and carpeted flooring.

### **Bedroom Two**

Window to front, coved ceiling, radiator and carpeted flooring.

### **Bedroom Three**

Window to rear, radiator and carpeted flooring.

### **Family Bathroom**

Frosted window to front, fitted with a suite comprising a panelled bath with shower over and screen, back to wall WC and vanity sink with mixer tap, heated towel rail, part tiled walls and vinyl flooring.

### **Outside**

#### **Rear Garden**

Side access gates, patio and lawn areas, covered pergola, timber shed, greenhouse, summer house and flower and shrubbery borders.

### **Garage/Office**

Door and window to side, spotlights, electric heater, wood laminate flooring and off-street parking.

### **Agents Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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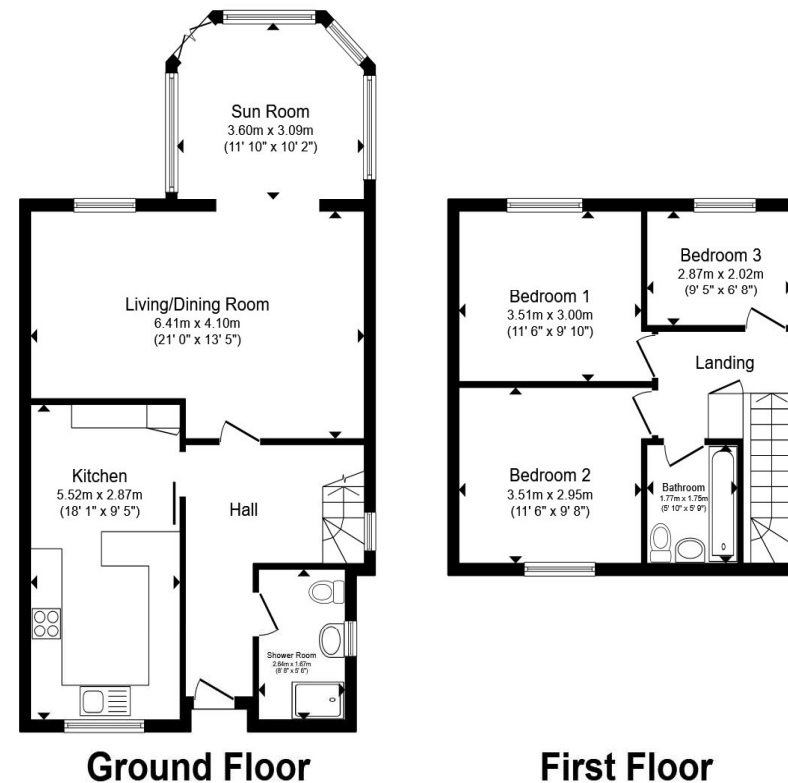
welcome to

## Kipling Way, Stowmarket

- Detached Home with Three Bedrooms
- Open Plan Living/Dining Area
- Kitchen with Range Cooker, Pantry & Ample Space for Appliances
- Garden Room
- Rear Garden with Covered Pergola & External Buildings

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£360,000**



Total floor area 106.4 m<sup>2</sup> (1,145 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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