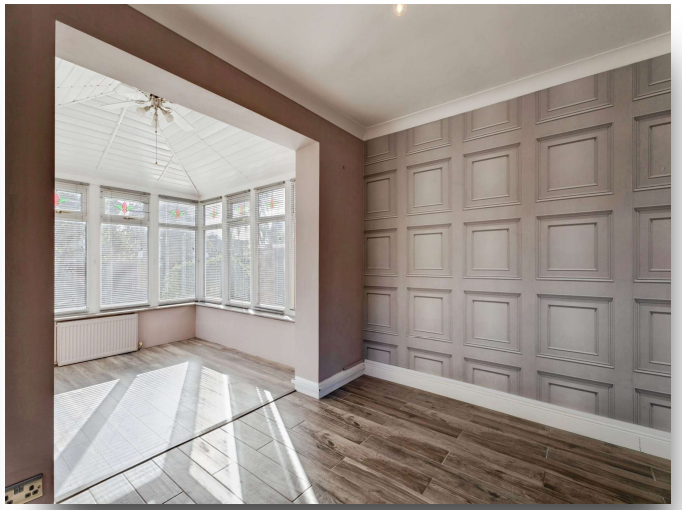






Kipling Way, Stowmarket, IP14 1TS

william
h brown

welcome to

Kipling Way, Stowmarket

Charming, detached family home boasting 3 bedrooms, open plan kitchen/diner & a bright & airy conservatory. Outside, relax in the private garden or utilise the garage & parking spaces. Enjoy spacious living with no onward chain! Viewings are highly recommended. Call to view now!

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.

Kipling Way

Discover this delightful, detached family home in the heart of Stowmarket, ideally located close to local amenities, highly-regarded schools, and convenient travel links. This property is perfect for families seeking spacious living with the added benefit of no onward chain.

Upon entering, you are greeted by a welcoming entrance hall complete with stairs leading to the first floor and a handy understairs cupboard for additional storage. The ground floor also features a convenient downstairs cloakroom with two-piece suite.

The kitchen/diner is the heart of the home, equipped with both wall and base units, roll top work surfaces, and ample space for all your appliances, making it perfect for family meals and entertaining. Adjacent to the kitchen/diner is a spacious living room, providing a comfortable space for relaxation.

A conservatory extends the living area, offering a bright and airy retreat with views of the garden, perfect for enjoying year-round.

Upstairs, the landing provides access to the loft, three generously sized bedrooms, and a well-appointed family bathroom featuring a three-piece suite.

The rear garden is wall and fence enclosed for privacy, with a side access gate. It boasts a hosting patio area ideal for outdoor dining, a lawn area, and a timber shed for additional storage.

The property also includes a garage with a covered area, providing extra space for your vehicles or hobbies, and a front garden with a neatly maintained lawn and two off-road parking spaces.









Accommodation

Entrance Hall
Part glazed front door and window to front, stairs to first floor, understairs cupboard, coved ceiling and wood laminate flooring.

Downstairs Cloakroom
Frosted window to side, fitted with a back to wall WC and vanity sink with mixer tap, heated towel rail and wood laminate flooring.

Conservatory
Windows to three sides and French doors to rear garden, fan light, radiator and wood flooring.

Kitchen/Dining Room
Window to side and part glazed door to rear, fitted with a range of wall and base units with roll top work surfaces, single sink with drainer and mixer tap, space for appliances, spotlights, radiator and ceramic tiled flooring.

Living Room
Window to front, coved ceiling, radiator and wood laminate flooring.

First Floor Landing
Window to front, access to loft, coved ceiling, radiator and carpeted flooring.

Bedroom One
Window to rear, coved ceiling, radiator and carpeted flooring.

Bedroom Two
Window to rear, coved ceiling, radiator and carpeted flooring.

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

Shower Room
Frosted window to side, fitted with a three-piece suite comprising a shower cubicle, back to wall WC and vanity sink with mixer tap, extractor fan, heated towel rail and wood flooring.

Outside

Rear Garden
Wall and fence enclosed with side access gate, patio and lawn areas and timber shed.

Garage
Up and over door, door to rear, covered area and one space to front.

Front Garden
Lawn area and two off street parking spaces.

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.

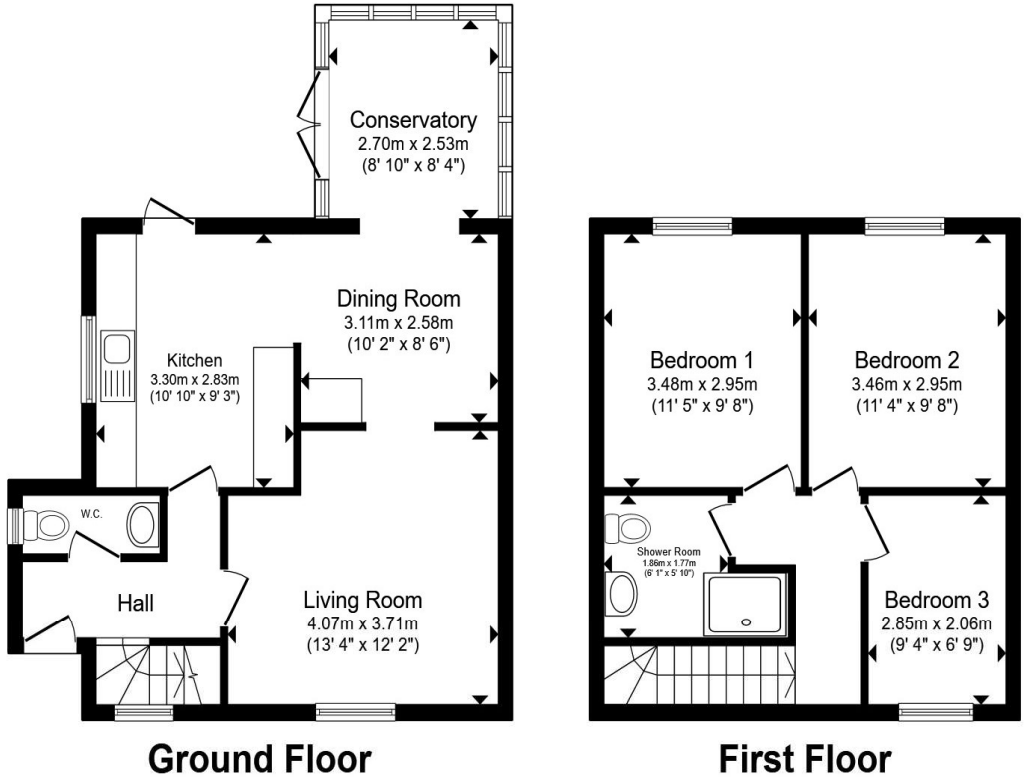
welcome to

Kipling Way, Stowmarket

- 3-Bed Detached Home
- No Onward Chain
- Conservatory
- Garage & Off Road Parking
- Open Plan Kitchen/Diner With Space For Appliances

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

£300,000



Total floor area 86.4 m² (930 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

william h brown

view this property online williamhbrown.co.uk/Property/SMK105669

The Property Ombudsman

Property Ref:
SMK105669 - 0002

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

01449 614459

stowmarket@williamhbrown.co.uk

10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.