



## BROOKE WAY, STOWMARKET IP14 1US

£350,000  
FREEHOLD

A well-presented four-bedroom townhouse located in a highly desirable estate in Stowmarket. Offering versatile accommodation across three floors, this home is perfect for modern family living.

The ground floor features a welcoming entrance hall with a convenient cloakroom, a modern kitchen and a spacious sitting/dining room, ideal for relaxing and entertaining. On the second floor, you will find two comfortable bedrooms served by a family bathroom. The top floor boasts two further double bedrooms, including a guest bedroom with an en-suite, along with an additional shower room for convenience. Outside, the property benefits from a well-maintained, low-maintenance rear garden, a garage and driveway parking. Viewing is highly recommended to fully appreciate all this fantastic home has to offer!

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# BROOKE WAY

- Well Presented Four Bedroom Town Home
- Spacious Sitting/Dining Room
- Stylish Kitchen
- Gas Fired Central Heating
- Garage & Driveway Parking
- Guest Bedroom With En-Suite
- Ground Floor Cloakroom
- Enclosed Rear Garden.
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall with stairs leading to the first floor. Understairs cupboard. Radiator.

## Cloakroom

WC and pedestal wash basin. Radiator.

## Kitchen

Modern kitchen with a range of wall and base cupboard and drawer units, worktops over. Inset sink and drainer. Built in double oven with hob and extractor hood over, dishwasher and full fridge freezer. Space for washing machine and fridge. Window to front.

## Sitting/Dining Room

Well-proportioned room with French doors opening directly to the rear garden. Radiator.

## First Floor Landing

Window to front. Radiator.

## Bedroom 1

Generous sized double room with built in wardrobes. A Juliete balcony and window to rear. Radiator.

## Bedroom 4

Window to front. Radiator.

## Bathroom

WC and wash basin. P 'shaped bath with shower head over and shower screen. Radiator.

## 2nd Floor Landing

Loft access and airing cupboard.

## Bedroom 2

Spacious double room with window to rear. Radiator.

## En-Suite

WC and wash basin. Fully tiled shower cubicle. Radiator.

## Bedroom 3

Double room with windows to front. Radiator.

## Shower Room

WC and wash basin. Fully tiled shower cubicle. Radiator.

## Outside

### Front Garden

Driveway to the side leading directly to the garage, offering off road parking. The front garden is enclosed by an iron fence with artificial lawn with shingle borders. Pathway to the front door.

### Rear Garden

Fully enclosed garden with paved patio area. Artificial lawn bordered by shingle and a paved pathway to the shed and garage. Gated access to the front.

### Garage

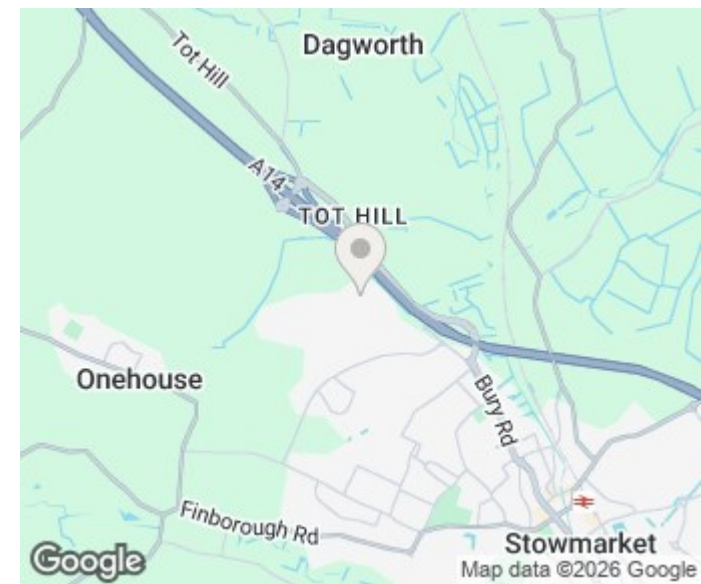
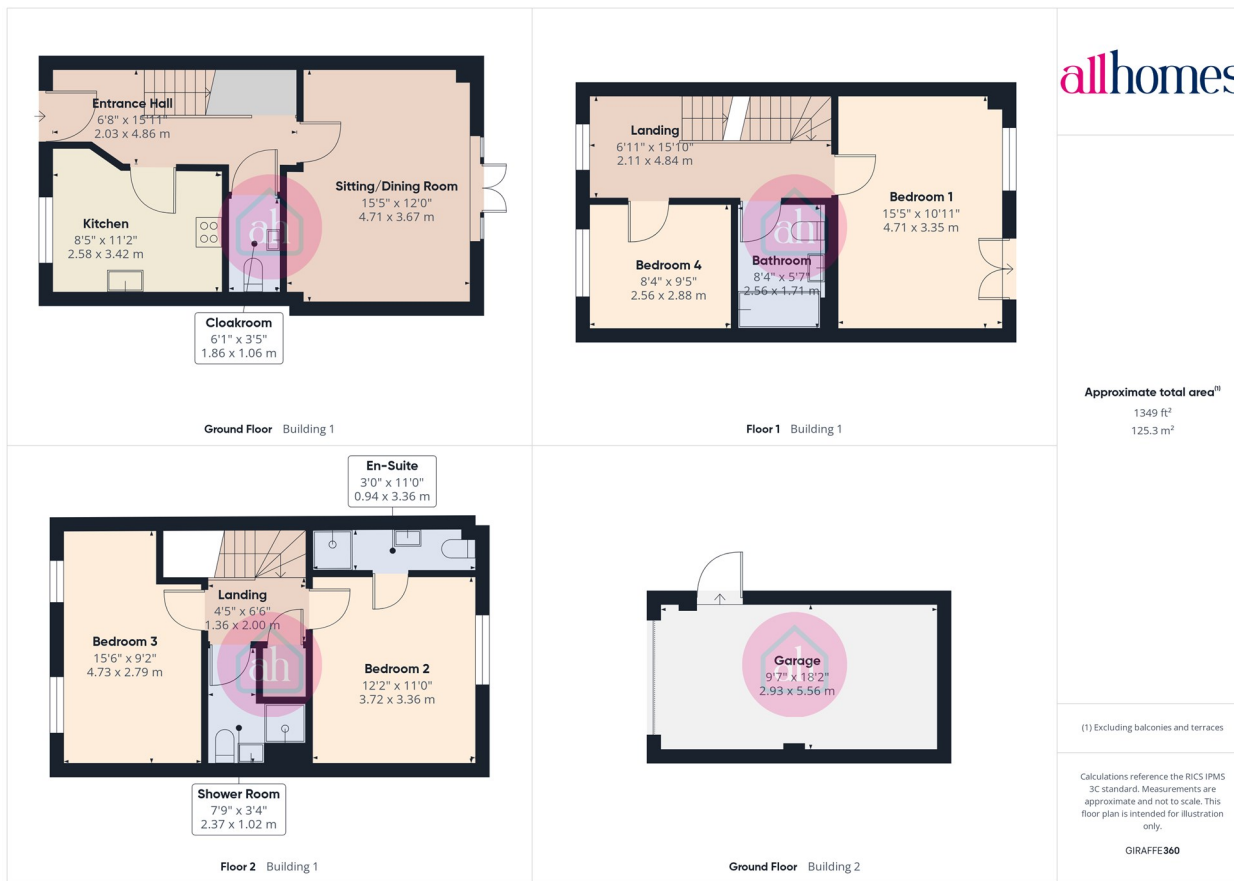
Up and over door. Power connected. Pedestrian door to the garden.

## Disclaimer

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BROOKE WAY





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: B Council Tax Band: D**

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allhomes  
 28 Thurston Granary, Station Hill  
 Thurston  
 Bury st Edmunds  
 Suffolk  
 IP31 3QU

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

