

7 LOWRY WAY STOWMARKET



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# ISI Hamilton Smith

ESTABLISHED | INDEPENDENT | EFFECTIVE

7 LOWRY WAY STOWMARKET  
Offers In Excess Of £300,000



We are pleased to offer for sale this **SUPERB, MODERN DETACHED HOUSE LOCATED WITHIN A SMALL PRIVATE CUL-DE-SAC OF JUST THREE HOUSES**, good amounts of parking and garage, extra parcel of land providing further parking and south/westerly facing rear garden. Presented with bright and airy modern décor. Offering easy access to the desirable town centre and easy access to the A14.

- SPACIOUS ENTRANCE HALL
- GROUND FLOOR WC
- IMPRESSIVE 25' SITTING & DINING ROOM
- CONTEMPORARY KITCHEN
- SPACIOUS GALLERIED LANDING
- CONTEMPORARY BATHROOM
- THREE GENEROUS BEDROOMS
- PVC DOUBLE GLAZING
- GAS FIRED HEATING WITH MODERN BOILER
- DETACHED GARAGE & PARKING
- LANDSCAPED SOUTH/WESTERLY GARDEN
- USEFUL FURTHER AREA OF LAND PROVIDING ADDITIONAL PARKING
- WALKING DISTANCE TO THE TOWN CENTRE & TRAIN STATION

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Partners: K.W.Bahar & A.Salisbury

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**SITUATION:** The position of this house is a particular feature, located within a small cul-de-sac of just three houses, accessed via a tarmac drive, on the ever popular Chilton Hall area of the town. The small well served market town of Stowmarket offers an excellent range of shopping and recreational facilities as well as being on a main line rail link to London's Liverpool Street. There is easy access to the A14 leading north to the A1 and south linking with the A12 and to the coastal town of Felixstowe.

This impressive house has been well cared for an upgraded over the years providing light and airy comfortable accommodation. features include an inviting reception hall, impressive 25' long sitting and dining room with views over the garden, the kitchen is also located to the rear and displays contemporary base and wall mounted units, direct access to the garden. On the first floor a spacious landing gives access to three generous bedrooms and modern bathroom. The outside space is a particular feature with drive to the side leading to a detached garage, recently re-landscaped rear garden, to the front of the house there is a good parcel of land with scope for summer house or extra parking for two/three cars.

**RECEPTION HALL:** PVC wood grain part glazed entrance door, staircase to the first floor with decorative balustrading, built-in understairs storage cupboard, stone effect floor tiling, solid oak door.

**CLOAKROOM:** Modern white suite comprises low level wc and vanity unit with inset wash hand basin and storage cupboards below, stone effect floor tiling, PVC double glazed window to the front aspect.

**SITTING/DINING ROOM:** 25' 0" x 11' 5" (7.62m x 3.48m) Two contemporary style radiators, two oak half glazed doors to the hall and kitchen, feature PVC double glazed bay window to the front aspect, wide PVC double glazed French doors opening to the garden.

**KITCHEN:** 11' 9" x 9' 5" (3.58m x 2.87m) Well fitted with an impressive range of contemporary styled base and wall mounted units having gloss doors and drawer fronts, fitted wood effect worktops, wide pan drawers, inset single bowl sink unit with mixer tap, inset black glass ceramic hob, contemporary extractor connected over, plumbing for washing machine, eye level stainless steel and glass double oven/grill, inset spotlights, stone effect floor tiling, metro style wall tiling, PVC double glazed window to the side aspect, part glazed PVC door leading to the garden.

**SPACIOUS GALLERIED LANDING:** 9' 3" (2.82m) Long. With decorative balustrading, access to the insulated loft space, built-in linen cupboard, PVC double glazed window to the side aspect.

**BEDROOM 1:** 12' 6" x 9' 7" (3.81m x 2.92m) Radiator, wardrobe alcove, PVC double glazed window to the front aspect.

**BEDROOM 2:** 10' 7" x 9' 2" (3.23m x 2.79m) Radiator, 3'6" deep full height double wardrobe inset with fitted shelves and hanging rails, PVC double glazed window overlooking the rear garden.

**BEDROOM 3:** 9' 8" x 8' 1" (2.95m x 2.46m) Radiator, wood effect flooring, PVC double glazed window to the side aspect.

**FAMILY BATHROOM:** Re-fitted contemporary suite comprising low level with concealed cistern incorporating a vanity unit with curved storage cupboards and preformed wash hand basin with mono mixer tap and panel bath with shower connected over and pivot glazed screen, attractive stone effect wall tiling, wood effect flooring, extractor fan, towel radiator, PVC double glazed window to the side aspect.

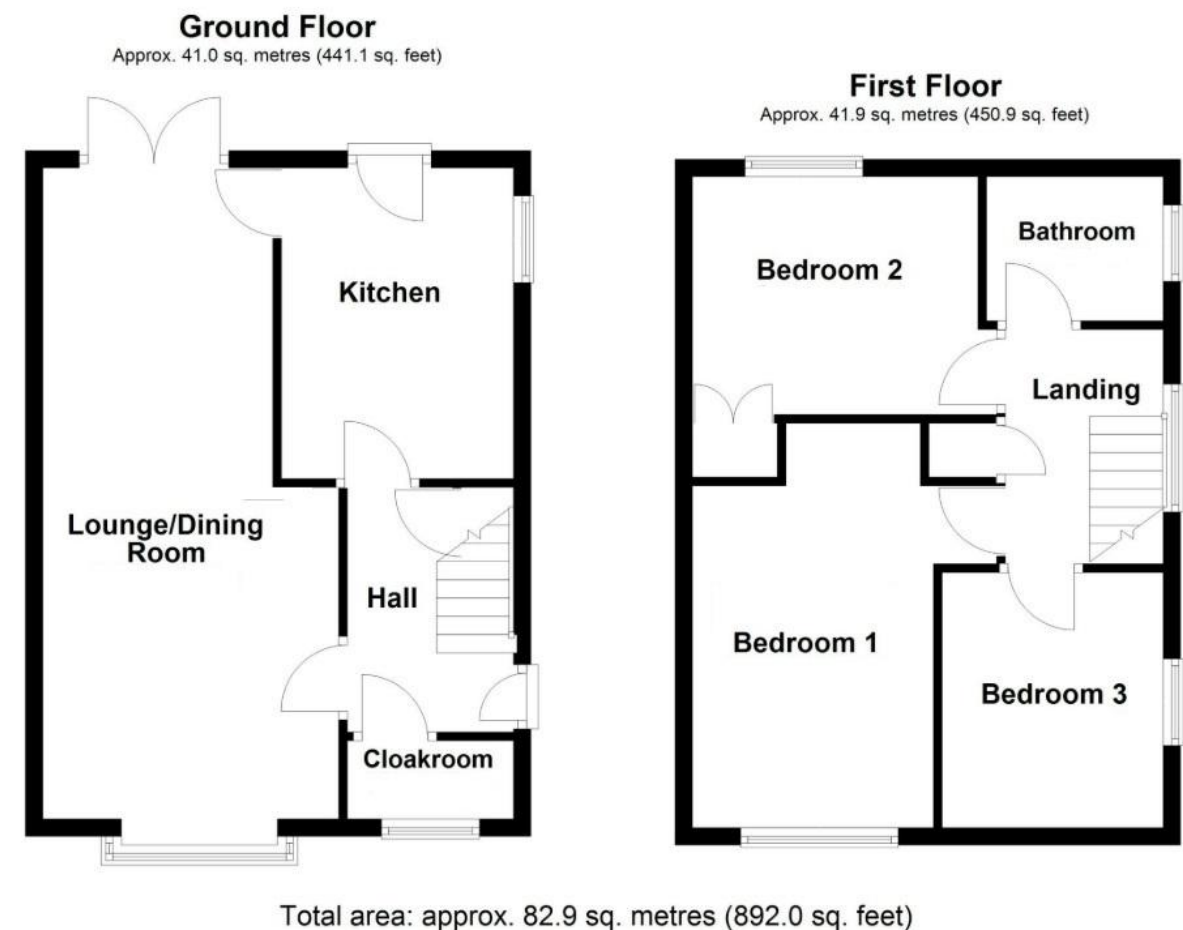
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**OUTSIDE:** The property is approached via a small tarmac drive, open plan lawn and mature shrubs to the front of the house, Adjacent drive provides off road parking and leads to the detached garage with stable style door, power and light connected. The attractive rear garden has recently been landscaped with substantial, wrap around stone terrace leading to the lawn with flowering shrub beds, detached timber summerhouse. To the further side of the house there is a storage area with timber store shed. Directly opposite the property the house owns an extra parcel of land comprising lawn with two mature trees and fenced boundary, suitable for various uses including extra parking.

**POSTCODE:** IP14 1UE

**ENERGY RATING:** TBC

**VIEWING:** By arrangement with the agents, Hamilton Smith, 01473 833307, or email us at [claydon@hamilton-smith.com](mailto:claydon@hamilton-smith.com) You can also visit our web site [www.hamilton-smith.com](http://www.hamilton-smith.com)



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