



Victoria Road

Stowmarket, IP14 5AJ

Guide Price £240,000

3 bedroom, semi-detached character house with separate living & dining room, kitchen with conservatory, ground-floor bathroom, versatile bedroom accommodation and a substantial staggered rear garden with a powered office. Ideally located for town centre, local amenities and the train station.



Property Features

- Charming three-bedroom semi-detached character home
- Welcoming living room with feature log-burning stove
- Separate dining room offering excellent entertaining space
- Kitchen with adjoining conservatory
- Vast, staggered rear garden
- Versatile rear garden office with power
- Ideally positioned for Stowmarket town centre, amenities and train station
- Updated roof

FULL DESCRIPTION

The property is ideally placed for convenient access to the town centre and a range of local amenities. The train station is also within close reach, making the property particularly well suited to commuters. The surrounding area provides a practical balance of everyday convenience and established residential surroundings, with local schools and amenities readily accessible.

The property opens into the dining room, to a small hall where the stairs rise to the first floor and a further door leading through to the separate living room. The living room benefits from a characterful log-burning stove, creating a

warm and inviting space. To the rear is the kitchen, fitted with high- and low-level units and providing space for a washing machine, dishwasher, and fridge/freezer, together with space for an oven and hob. The kitchen leads into the conservatory, while the ground floor is completed by a bathroom featuring a walk-in shower, WC and hand basin.

The first-floor landing provides access to the bedrooms. A double bedroom is positioned to the front, while the rear accommodation includes two further bedrooms. Bedroom three is accessed from the rear bedroom and provides a versatile additional space, suitable for a variety of uses depending on the purchaser's requirements, such as a home office, dressing area, nursery or hobby room.

The rear garden is a particular highlight, offering an impressive amount of outdoor space arranged over different levels. There is an ideal seating area, a patio, grassed sections and established shrubs, providing plenty of opportunity for entertaining, relaxing and gardening. There is also an area housing a chicken coop, while at the rear-most point of the garden is a useful office with power, offering an excellent dedicated workspace away from the main house.

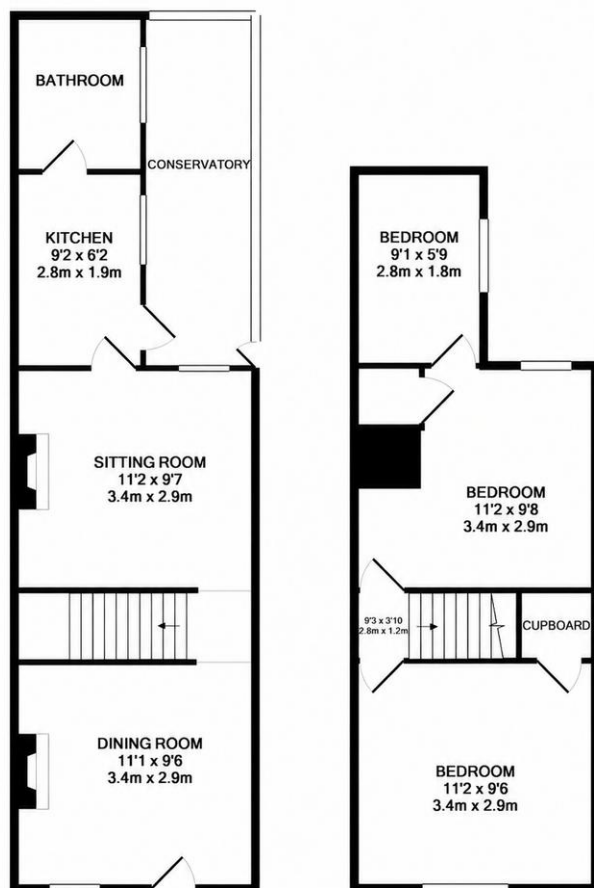
Tenure: Freehold

Council Tax: Band A – Mid Suffolk

Services: Mains Gas, Water & Electric







GROUND FLOOR
APPROX. FLOOR
AREA 651 SQ.FT.
(60.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1106 SQ.FT. (102.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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