



## WOODCOTE STOWMARKET, IP14 1SN

£245,000  
FREEHOLD

Situated in a sought after location within walking distance of the town centre. This delightful semi-detached bungalow offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious sitting room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The recently fitted kitchen boasts modern fixtures and ample space. This bungalow features two generously sized bedrooms, the modern shower room is tastefully designed, ensuring a refreshing start to your day. Outside, the property benefits from a nice-sized garden, providing a lovely outdoor space for gardening enthusiasts.

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# WOODCOTE, STOWMARKET

- Semi Detached Bungalow
- Sought After Location within Walking Distance of the Town Centre
- Good Size Sitting Room
- Gas Fired Central Heating
- Recently Fitted Kitchen
- Modern Shower Room
- Good Size Garden
- New Gas Boiler Installed in 2025
- Parking Space



## Entrance Porch

Two windows to side. Window to front.

## Entrance Hall

Built in storage cupboard. Window to front. Radiator.

## Sitting Room

Window to front. Radiator.

## Kitchen

Fitted with a range of wall and base units with inset sink unit, space for cooker, under counter fridge, space and plumbing for washing machine. Door and window to side. Radiator.

## Inner Hall

Built in cupboard.

## Bedroom 1

Window to rear. Radiator.

## Bedroom 2

Window to rear. Radiator.

## Shower Room

Modern suite comprising shower cubicle, W.C, wash hand basin, heated towel rail, loft access.

## Outside

The front garden is shingled with path to front door.

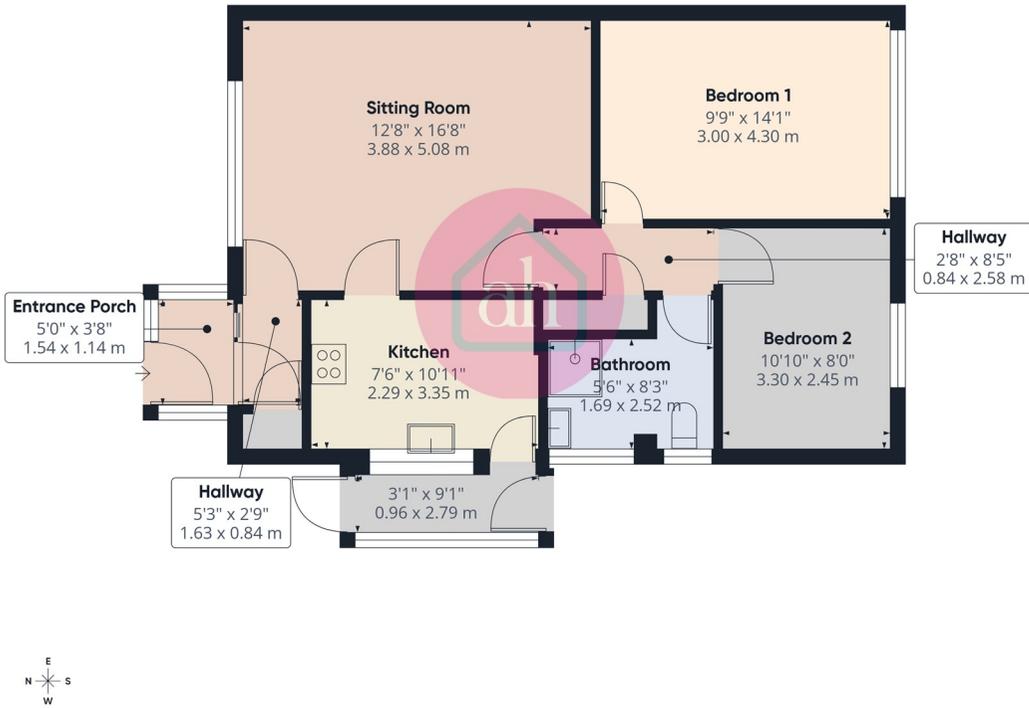
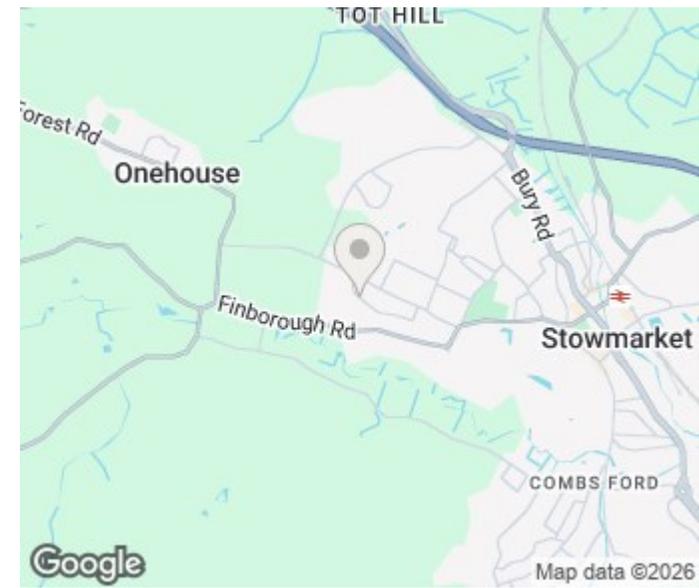
The rear garden is laid to lawn with patio area, large garden shed/workshop, lean to greenhouse, the garden is enclosed by fencing.

## Parking

Parking space.

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Approximate total area<sup>(1)</sup>  
674 ft<sup>2</sup>  
62.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</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: C Council Tax Band: B

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

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