



16 Shakespeare Road | Stowmarket | Suffolk | IP14 1TJ

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PROPERTIES

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# 16 Shakespeare Road, Stowmarket, Suffolk, IP14 1TJ

*“A delightful four/five bedroom extended detached house offering spacious & flexible family living, attractive gardens, off-road parking & garage.”*

## Description

A spacious and well-presented four/five bedroom detached house occupying an enviable corner position and located within the heart of Stowmarket, just a stone's throw from the town's wide range of amenities and railway station with its mainline link to London's Liverpool Street Station.

Notable features include off-road parking, garage, attractive enclosed gardens and wonderful versatile dining/garden room.

## About the Area

Stowmarket is a popular market town located in the heart of Suffolk and offers a good selection of shops, amenities and facilities. There is a mainline rail station in Stowmarket offering a service to London's Liverpool Street Station with an approximate journey time of 80 minutes and ideal access onto the A14 linking to Bury St Edmunds approximately 13 miles and on up to Cambridge and the Midlands. Whilst in the other direction the A14 leads to Ipswich, approximately 14 miles.

## The accommodation comprises:

### Canopy Entrance Porch

Courtesy light and part-glazed front door to:

### Entrance Hall

Engineered oak flooring, stairs rising to the first floor, under stair storage cupboard, coving, radiator and door to:

### Study Approx 6'9 x 6'6 (2.1m x 2.0m)

Window to front aspect, coving and engineered oak flooring.

### Cloakroom

Comprising w.c., wall-mounted sink with tiled splash back, coving, radiator, and window to side aspect.

### Dining Room/Bedroom Five Approx 12' x 9'4 (3.6m x 2.8m)

Window to rear aspect, radiator, wood panel wall and engineered oak flooring.

### Sitting Room Approx 19'2 x 12' (5.8m x 3.6m)

Window to front aspect, French doors opening onto the rear decking, attractive wood panel wall, feature fireplace with coal effect gas fire and stone surround, two radiators, wall lights and engineered oak flooring.

### Kitchen Approx 12'2 x 12' (3.7m x 3.6m)

Fitted with ceramic one and a half bowl sink unit with mixer tap over, work surfaces with base cupboards under, matching eye-level cupboards, under unit lighting, tiled splash backs, integrated dishwasher, integrated fridge, built-in four ring gas hob with electric double oven under and extractor over, cupboard housing Ideal gas-fired boiler, full height storage cupboard, tiled flooring, window to rear aspect and open to:

### Family Room Approx 34'9 x 11'2 (10.6m x 3.4m)

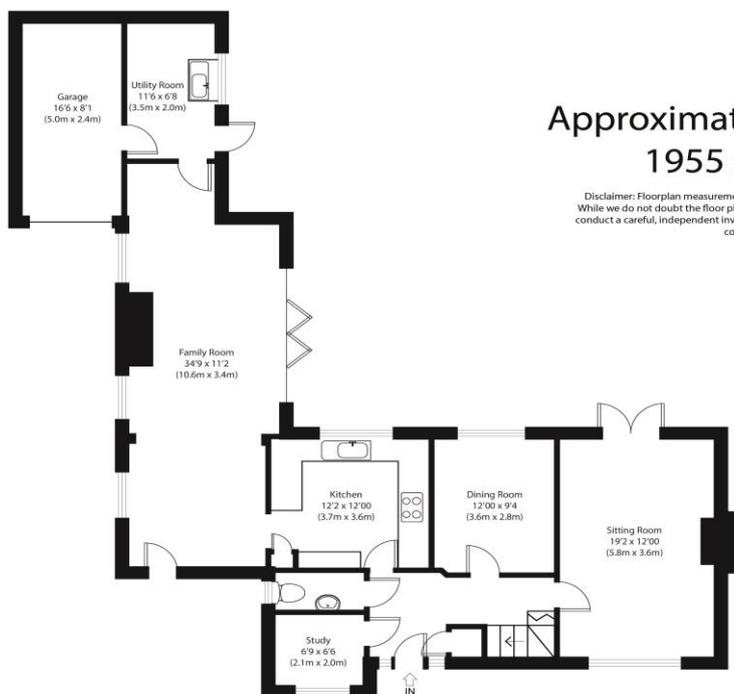
A grand open-plan extension built circa 2015 and part-vaulted with high level windows to side aspect, bi-fold doors opening to rear patio, exposed timbers, part-coving, engineered oak flooring, feature fireplace with inset wood burning stove, radiator, personnel door to front aspect and door to:



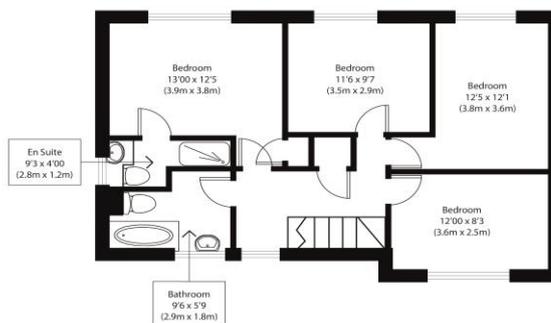
## Approximate Gross Internal Area 1955 sq ft (182 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.cjphoto.co.uk

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Ground Floor



First Floor

### Utility Room Approx 11'6 x 6'8 (3.5m x 2.0m)

Fitted with stainless steel circular sink unit with mixer tap over and base cupboard under, eye-level storage cupboard, space and plumbing for washing machine, space for American style fridge/freezer, two windows to side aspect, part-glazed door to outside, coving, electric heater, tiled flooring and door to:

### Garage

Electric roller shutter door, power and light.

### First Floor Landing

Access to loft, window to front aspect, radiator, door to airing cupboard housing hot water cylinder and doors to:

### Family Bathroom

White suite comprising claw foot roll-top bath with shower over and shower screen, w.c, vanity sink unit with drawer storage under, part-tiled walls, part-wood panelled walls, radiator/heated towel rail and frosted window to front aspect.

### Master Bedroom Approx 13' x 12'5 (3.9m x 3.8m)

Window to rear aspect, radiator, wardrobe cupboard, feature wood panel wall and door to:

### En-Suite Shower Room

White suite comprising fully tiled shower cubicle, w.c, counter bowl sink unit with mixer tap over, storage cupboards under, tiled splash backs, heated towel rail and frosted window to side aspect.

### Bedroom Approx 11'6 x 9'7 (3.5m x 2.9m)

Window to rear aspect, coving and radiator.

### Bedroom Approx 12'5 x 12'1 (3.8m x 3.6m)

Window to rear aspect, coving and radiator.

### Bedroom Approx 12' x 8'3 (3.6m x 2.5m)

Window to front aspect, coving and radiator.

### Outside

To the front of the property is an area laid to lawn with a raised flower bed and shrub border. Located to the side of the property, a driveway provides off-parking and access to the single garage as well as a small block paved courtyard area used mainly for bin storage and providing access into the dining/garden room. There is a further side pedestrian gate allowing access into the rear garden.

The rear garden is attractively landscaped and is mainly laid to lawn with well-stocked flower and shrub borders, a large patio and raised decked area providing further space for seating and entertaining. Also within the garden is a useful timber storage shed, an outside tap, outside power sockets and courtesy lighting. The boundaries are mainly defined by wood panelled fencing.

### Local Authority

Mid Suffolk District Council

### Council Tax Band – E

### Services

Mains water, drainage and electricity. Gas-fired heating.





## Energy performance certificate (EPC)

16 SHAKESPEARE ROAD  
STOWMARKET  
IP14 1TJ

Energy rating

C

Valid until: 5 November 2030

Certificate number: 9350-2766-0090-2200-1141

Property type

Detached house

Total floor area

172 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/9350-2766-0090-2200-1141?print=true>

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