



Brooke Way | Stowmarket | IP14 1US

Guide Price £287,500 Freehold

 **your ipswich**
estate agents

Brooke Way, Stowmarket, IP14 1US

A beautifully presented and upgraded three bedroom semi-detached family home providing generously proportioned accommodation, favourably positioned on a pleasant hedged no through road within the popular Northfield View development in Stowmarket, convenient to the A14. Built approximately four years ago and known as "The Flatford", the stylish contemporary living space briefly comprises; hallway, kitchen-breakfast room, living/dining room and cloakroom on the ground floor with landing, three bedrooms, en-suite to bedroom one and bathroom on the first floor. To the outside there is a slate chip front garden with shrubs and a brick paved driveway providing ample off-road parking and access to a detached garage, whilst to the rear there is larger Easterly facing garden mainly laid to established lawn with generous paved entertainment patio and wooden shed with mains power and lighting. Early viewing of this well positioned, stylish home is highly recommended.

SHELTERED ENTRANCE

Composite double glazed front door to.

ENTRANCE HALL

Radiator, Karndean wood effect luxury vinyl tile flooring, BT Open Reach point, built-in under stairs cupboard and low level cubby cupboard, stairs rising to first floor, doors to.

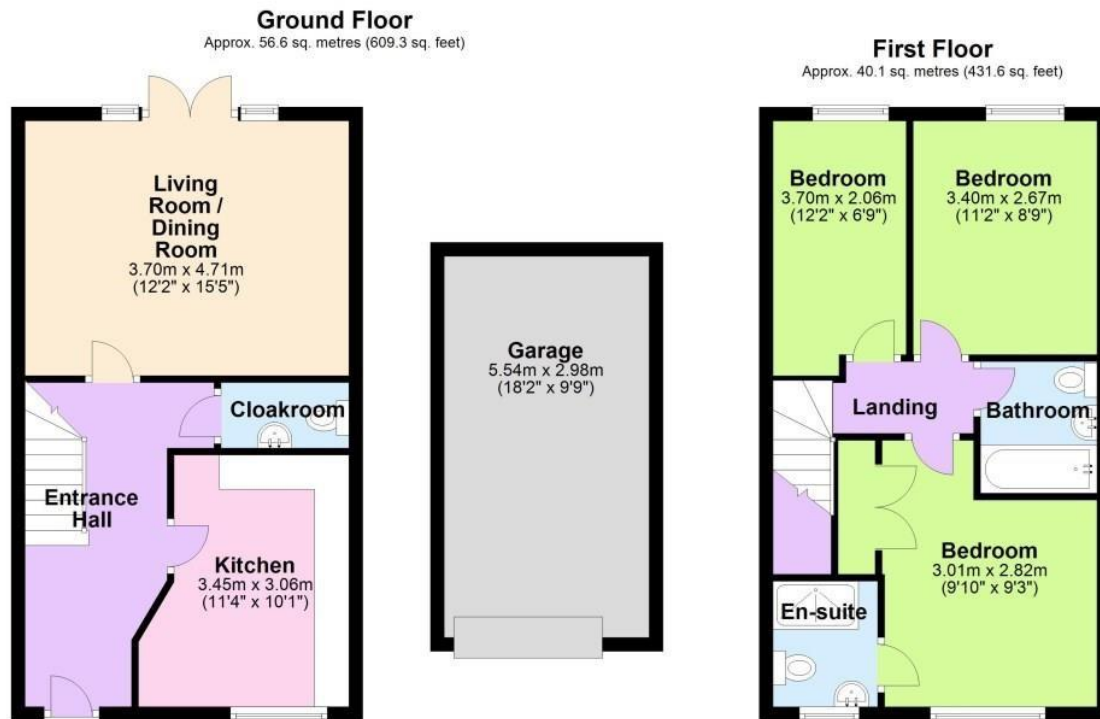
KITCHEN

11' 3" x 10' 1" max. narrowing to 8' 5" approx.(3.43m x 3.07m) Double glazed window to front, radiator, contemporary range of base and eye level fitted cupboard and drawer units, wood effect work surfaces with matching peninsular breakfast bar, inset one and a quarter bowl stainless steel sink drainer unit with mixer tap, built-in double oven, inset gas hob with extractor fan over, integrated fridge-freezer, dish-washer and washing machine, Karndean wood effect luxury vinyl tile flooring, low level plinth LED floor lighting.

LIVING-DINING ROOM

15' 6" x 12' 2" approx. (4.72m x 3.71m) Double glazed French doors with matching side casements to garden, radiator, television, telephone and broadband points.





Total area: approx. 96.7 sq. metres (1041.0 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

Brooke Way, Stowmarket

CLOAKROOM

Radiator, low level WC, pedestal hand-wash basin with mixer tap, Karndean wood effect luxury vinyl tile flooring.

STAIRS RISING TO FIRST FLOOR

LANDING

Radiator, doors to.

BEDROOM ONE

9' 9" x 9' 4" approx. (2.97m x 2.84m) Double glazed window to front, radiator, built-in fitted wardrobe with smoked mirrored sliding fronts, television point, door to en-suite.

EN-SUITE

Double glazed window to front, glazed shower cubicle, pedestal hand-wash basin with mixer tap, low level WC, tiled splash backs, wood effect vinyl flooring,

BEDROOM TWO

10' 10" x 8' 8" approx. (3.3m x 2.64m) Double glazed window to rear, radiator.

BEDROOM THREE

12' 2" x 6' 7" approx. (3.71m x 2.01m) Double glazed window to rear, radiator, loft access.

FAMILY BATHROOM

Radiator, panelled bath, pedestal hand-wash basin with mixer tap, low level WC, tiled splash backs, wood effect vinyl flooring.

OUTSIDE

To the outside there is an attractive slate chip front garden with shaped shrubs and a brick paved side driveway providing ample off-road parking and access to a detached garage with up and over entry door, mains power and lighting. There is gated pedestrian access from the front to the rear where there is larger Easterly facing enclosed garden mainly laid to established lawn with generous paved entertainment patio, wooden shed with mains power and lighting, personal door to the garage, an outside tap and light.

GARAGE

18' 1" x 9' 7" approx. (5.51m x 2.92m) Brick construction with pitched roof, mains power and lighting, personal door to rear garden.

SERVICE CHARGE

There is currently a service charge of approximately £214 PA for the upkeep of external areas currently unadopted by the local authority. The seller believes that the local authority is due to adopt these external areas at the end of 2024 and as such, payments should cease.

MID SUFFOLK COUNCIL

Tax band C - Approximately £1,882.77 PA (2023-2024).

SCHOOLS

Grace Cook Primary and Stowmarket High.

Energy performance certificate (EPC)																																		
Brooke Way STOWMARKET IP14 1US	Energy rating B	Valid until: 19 September 2028 Certificate number: 8418-7431-6838-1040-2926																																
Property type	Semi-detached house																																	
Total floor area	80 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).																																		
Energy rating and score																																		
This property's current energy rating is B. It has the potential to be A.																																		
See how to improve this property's energy efficiency.																																		
<table border="1"><thead><tr><th>Score</th><th>Energy rating</th><th>Current</th><th>Potential</th></tr></thead><tbody><tr><td>92+</td><td>A</td><td></td><td>95 A</td></tr><tr><td>81-91</td><td>B</td><td>83 B</td><td></td></tr><tr><td>69-80</td><td>C</td><td></td><td></td></tr><tr><td>55-68</td><td>D</td><td></td><td></td></tr><tr><td>39-54</td><td>E</td><td></td><td></td></tr><tr><td>21-38</td><td>F</td><td></td><td></td></tr><tr><td>1-20</td><td>G</td><td></td><td></td></tr></tbody></table>			Score	Energy rating	Current	Potential	92+	A		95 A	81-91	B	83 B		69-80	C			55-68	D			39-54	E			21-38	F			1-20	G		
Score	Energy rating	Current	Potential																															
92+	A		95 A																															
81-91	B	83 B																																
69-80	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																																		



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

01473 289333
www.your-ipswich.co.uk

Property Misdescriptions Act 1991. Your Ipswich Estate Agents Limited has not tested any electrical items or appliances, nor any plumbing or heating systems and, therefore, cannot testify that they are operational. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. All description, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Unless otherwise stated all prices and rents are quoted exclusive of VAT. All negotiations are to be conducted through Your Ipswich Estate Agents Limited. SUBJECT TO CONTRACT.

125 Dale Hall Lane, Ipswich IP1 4LS
Email: sales@your-ipswich.co.uk