



9 Lowry Way | Stowmarket | Suffolk | IP14 1UE

Guide Price: £325,000

Specialist marketing for | Barns | Cottages | Period Properties | Executive Homes | Town Houses | Village Homes


TOWN & VILLAGE
 PROPERTIES

To find out more or arrange a viewing please contact 01449 722003 or visit www.townandvillageproperties.co.uk

9 Lowry Way, Stowmarket, Suffolk, IP14 1UE

“A superb opportunity to acquire this four-bedroom detached family home offering lots of potential for the incoming owner to put their own stamp and make their own.”

Description

A delightful four-bedroom detached family home occupying an enviable plot situated in this popular area within the town of Stowmarket.

The accommodation comprises: entrance hall, cloakroom, living room, dining room, kitchen, conservatory, first floor landing, four bedrooms, family bathroom and en-suite to master bedroom.

The property benefits from gas fired central heating, double glazing and large conservatory.

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:

Part-glazed front door to:

Entrance Hall

Stairs to first floor, under stair storage cupboard, radiator, tiled flooring and doors to:

Cloakroom

Comprising low-level flushing w.c, wall-mounted hand wash basin, coved ceiling, window to front elevation, extractor fan and tiled flooring.

Living Room Approx 14'8 x 11'6 (4.46m x 3.51m)

Bay window to front elevation, radiator, coved ceiling, feature brick fireplace with inset electric fire and archway to:

Dining Room Approx 11'10 x 9'3 (3.60m x 2.83m)

Sliding patio doors to conservatory, radiator, coved ceiling and glazed door to:

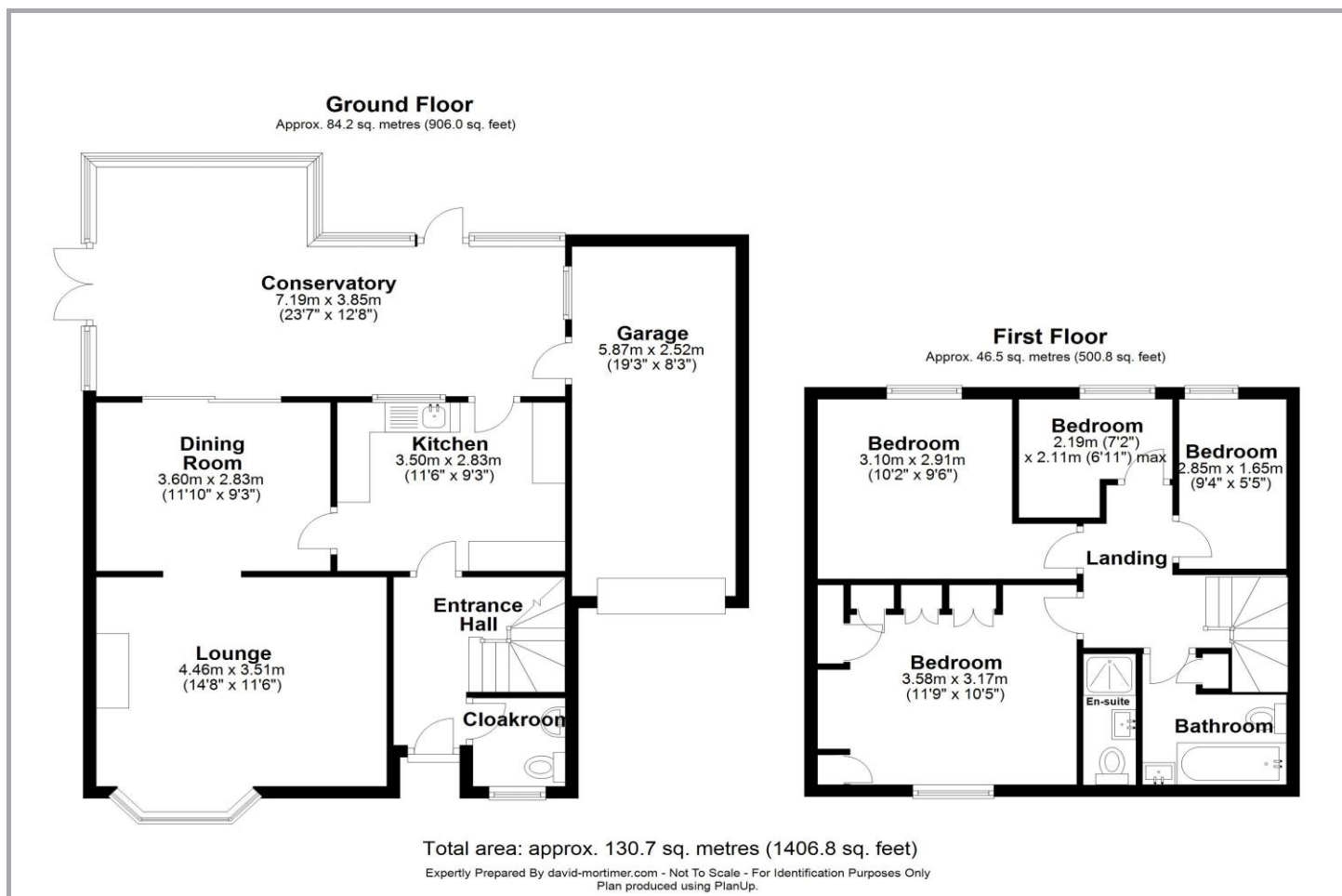
Kitchen Approx 11'6 x 9'3 (3.50m x 2.83m)

Fitted with one and a half bowl sink unit with mixer tap over, work surfaces with base cupboards and drawers under, matching eye-level units incorporating glazed display units, tiled splash backs, space for dishwasher, space for washing machine, integrated fridge, built-in Teknix eight ring gas hob with electric oven under, extractor over, laminate flooring, coved ceiling, window to rear elevation and part-glazed door to:

Conservatory Approx 23'7 x 12'8 (7.19m x 3.85m)

Built on a brick base with patio doors and additional door opening to the rear garden, radiator, ceiling light/fan and door to:





Garage Approx 19'3 x 8'3 (5.87m x 2.52m)

Power, light, gas fired boiler and plumbing for washing machine.

First Floor Landing

Window to side elevation, access to loft, radiator and doors to:

Bathroom

Comprising panel bath with shower over, low-level flushing w.c, pedestal hand wash basin, built-in airing cupboard housing hot water cylinder with slatted shelving, radiator, frosted window to front elevation and tiled flooring.

Master Bedroom Approx 11'9 x 10'5 (3.58m x 3.17m)

Window to front elevation, radiator, coved ceiling and door to:

En-Suite

Comprising shower cubicle, low-level flushing w.c, wall-mounted hand wash basin, part-tiled walls, frosted window to front elevation, heated towel ladder and laminate flooring.

Bedroom Approx 10'2 x 9'6 (3.10m x 2.91m)

Window to rear elevation, radiator and coved ceiling.

Bedroom Approx 7'2 x 6'11 max (2.19m x 2.11m max)

Window to rear elevation and radiator.

Bedroom Approx 9'4 x 5'5 (2.85m x 1.65m)

Window to rear elevation, coved ceiling and radiator.

Outside

To the front of the property is a block paved driveway providing off-road parking and access to the single garage. The remainder of the garden is laid to lawn with a side pedestrian

gate allowing access down the side of the property and into the rear garden.

The rear garden is enclosed and mainly laid to lawn with patio and outside power connected.



Disclaimer

Town & Village Properties (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (I) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract (II) Town & Village Properties cannot guarantee the accuracy of any description, dimensions, references to conditions, necessary permissions for use and occupancy and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, (III) No employee of Town & Village Properties (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, (IV) Town & Village Properties (and its subsidiaries and their joint Agents where applicable) will not be liable in negligence or otherwise, for any loss arising from the use of these particulars and Town & Village Properties (and its subsidiaries and their joint Agents where applicable) have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor, (V) Photographs will only show certain parts of the property and assumptions should not be made in respect of those parts of the property that have not been photographed. (Items or contents shown in the photographs are not included as part of the sale unless specified otherwise. It should not be assumed the property will remain as shown in the photograph. Photographs are taken using a wide-angle lens.



11/01/2023, 11:36

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

9, Lowry Way
STOWMARKET
IP14 1UE

Energy rating

C

Valid until: 28 August 2028

Certificate number: 8908-7828-5010-1981-4926

Property type

Detached house

Total floor area

93 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>).

<https://find-energy-certificate.service.gov.uk/energy-certificate/8908-7828-5010-1981-4926?print=true>

1/6



Town and Village Properties
Grove House, 87 High Street
Needham Market
Suffolk
IP6 8DQ

Email: info@townandvillageproperties.co.uk

Needham Market
and surrounding villages
01449 722003

Ipswich
and surrounding villages
01473 214420

Stowmarket
and surrounding villages
01449 722003

Debenham
and surrounding villages
01728 469308

London
Showroom
020 7409 8403