

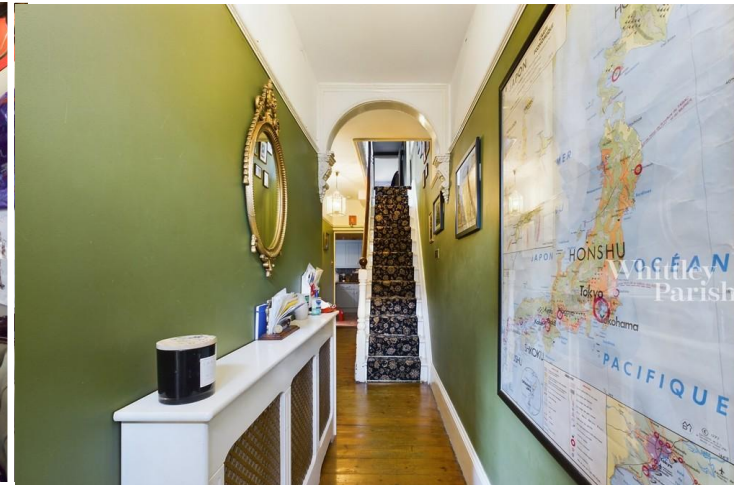


Bury Road, Stowmarket, IP14 1JG

Guide Price £290,000 - £310,000

This elegant Victorian town house boasts a prime position within the town centre. Offering spacious and well appointed accommodation still retaining many period features, generously proportioned rooms and the luxury of two bathrooms and two reception rooms.

- Victorian town house
- Exposed period features
- Short walking distance to amenities
- Freehold
- 2 reception rooms
- Approx 1,000 sq ft
- Council Tax Band B
- Energy Efficiency Rating E.



Property Description

Situation

Well positioned within the town centre, the property is a short stroll away from the high street and railway station. Stowmarket is a small market town situated to the west of Ipswich and having easy access to the A14. The town offers an extensive and diverse range of many day to day amenities and facilities alongside a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property is believed to date back to the mid-1800s built of pleasing mellow red brick elevations under a pitched slate roof, heated by a modern gas fired central heating boiler via radiators. As one would expect to find in a property of this nature there are impressive floor to ceiling heights accentuating the feeling of space and light. The accommodation is well arranged with well proportioned rooms and a good deal of versatile living space with the luxury of two reception rooms and two bathrooms (one being a ground floor shower room). Much of the original flavour and charm has been retained with many period features on show with period four panel internal doors, wide skirting boards, picture railing, ornate fireplaces and architrave mouldings.

Externally

The property is set back from the road having nominal gardens to the front and with side access leading to the rear gardens which have been landscaped with ease of maintenance in mind now being paved and creating excellent space for alfresco dining, enclosed by panel fencing and with useful outbuildings attached to the rear of the property.

The rooms are as follows:

RECEPTION HALL: A pleasing and spacious first impression with high floor to ceiling height flowing through, period four panel internal doors giving access to the two reception rooms and kitchen. Exposed pine floor boarding, picture railing, stairs rising to first floor level with deep under stairs storage cupboard.

RECEPTION ROOM ONE: 13' 10" x 10' 2" (4.22m x 3.11m) With large bay window to front aspect allowing plenty of natural light. Victorian fireplace to side with wood mantle surround and slate hearth. Period wide skirting board, exposed pine floor boarding and picture railing.

RECEPTION ROOM TWO: 12' 9" x 8' 2" (3.89m x 2.49m) A well proportioned reception room with sash window overlooking the rear garden, fireplace to side, exposed pine floor boarding, picture railing.

KITCHEN: 11' 4" x 8' 6" (3.45m x 2.59m) With door to side giving external access, this refitted kitchen offers an excellent range of wall and floor units, solid wood work surfaces, fitted

Stove range to side with induction hob and extractor above, space for dishwasher, inset one and a half bowl sink with drainer and mixer tap. Tiled flooring.

REAR LOBBY: A useful storage area giving good space for white goods, tiled flooring and access to the shower room.

SHOWER ROOM: 8' 4" x 5' 4" (2.54m x 1.63m) With frosted window to side comprising a corner tiled shower cubicle (with double headed shower unit), low level wc and hand wash basin and heated towel rail. Fully tiled.

FIRST FLOOR LEVEL - LANDING:

With high floor to ceiling height, period four panel internal doors giving access to the three bedrooms and family bathroom.

BEDROOM ONE: 11' 11" x 13' 11" (3.63m x 4.24m) A generous principal bedroom with large bay window found to the front of the property. Double built-in storage cupboard to side. Fireplace to side.

BEDROOM TWO: 12' 10" x 8' 9" (3.91m x 2.67m) With large sash window overlooking the rear garden, a spacious double bedroom. Built-in storage cupboard to side and ornate fireplace.

BEDROOM THREE: 9' 10" x 8' 3" (3.00m x 2.51m) Although the smaller of the three bedrooms still a double bedroom with window to rear.

BATHROOM: 9' 7" x 5' 1" (2.92m x 1.55m) A three piece suite in white comprising roll top bath with claw feet and shower attachment, low level wc, hand wash basin and heated towel rail. Fully tiled.

SERVICES:

Drainage - mains

Heating - gas

EPC Rating -

Council Tax Band - B

Tenure - freehold

OUR REF: 8347



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

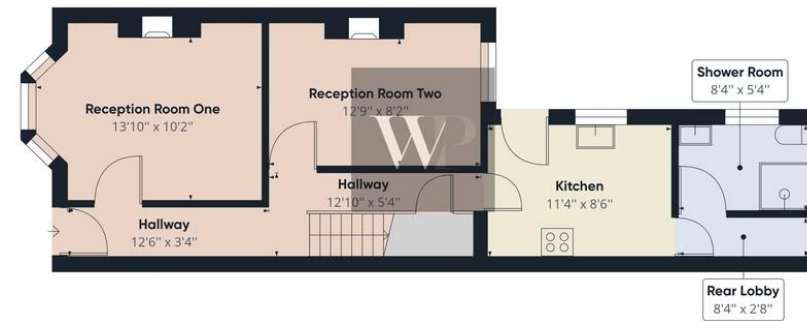
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Floor 0



Floor 1



Approximate total area⁽¹⁾
1061.89 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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