

Walton Close, Stowmarket, Suffolk, IP14 1TL

Offers in excess of: £385,000



- Substantial Detached House
- Four Bedrooms
- Two Receptions & Separate Study
- Bathroom & En-Suite Shower Room
- Landscaped Rear Garden
- Detached Double Garage
- Ample Off-Road Parking
- Double Glazing & Gas Central Heating

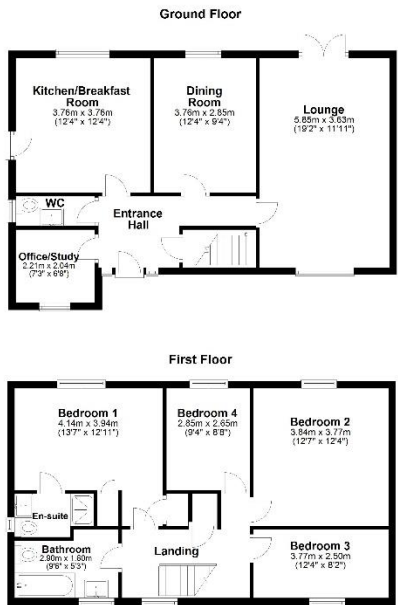
Situated in the sought after town of Stowmarket lies this four bedroom detached house close to the train station and town centre and offering good access out to the A14 commuter trunk road. This substantial family home benefits from driveway providing off-road parking for several cars, detached double garage, beautifully landscaped rear garden, double glazing, and gas central heating.

The accommodation comprises entrance hall; kitchen / breakfast room; dining room; 19ft dual aspect lounge; office / study; ground floor cloakroom; first floor landing; family bathroom; and four bedrooms, one of which has an en-suite shower room.

Agent's Note:

We have been advised there is a restrictive covenant on the property whereby you will need to obtain the developer's consent in order to make amendments to the property.

Stowmarket is a market town situated on the A14 trunk road between Bury St Edmunds and Ipswich and is on the main railway line between London Liverpool Street and Norwich. The town lies on the River Gipping which is joined by its tributary, the River Rat, to the South of the town and boasts a wide range of amenities including Stowmarket High School, a church, leisure centre, health centre and is home to the Museum of East Anglian Life. In addition, Haughley Park is an historical house of significance listed in the English Heritage Register.



Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	