Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

27 Turner Road,
Stowmarket, Suffolk, IP14 1UD

Offers In Excess Of
£300,000

A much improved and extended detached family home enjoying a corner plot position

MORE THAN MEETS THE EYE! This detached house situated on a corner plot with south facing gardens has been thoughtfully extended and now offers more living accommodation to include a larger sitting room and a good sized dining room/family room which could serve a number of uses such as a playroom, home office or even potentially an extra bedroom.

The property occupies an edge of town setting at the entrance to a small and friendly cul de sac on the ever popular Chilton Hall development, with both primary and secondary schools within walking distance, as well as a range of excellent leisure facilities. A parade of shops is also a short walk away, offering a convenience store, post office counter, takeaways, and hairdresser. The town centre is also less than a mile by foot making this location ideal for those wishing to leave the car at home more often.

The railway station is just over a mile away, providing a regular commuter service to London Liverpool Street. There is also good access to the A14, providing excellent links to Bury St Edmunds (15 miles) and Ipswich (12 miles).

- Detached Family Home
- Corner Plot & South Facing Gardens
- Walking Distance to Schools & Facilities
- Extended Sitting Room
- Open Plan Kitchen/Diner
- Extra Reception Room
- New Combi Boiler

Built in the early 1990s this house has been improved by the present vendors and in our opinion would be perfect for a growing family given the extra living accommodation on offer here, afforded by the extensions completed to the ground floor. The house also benefits from gas fired central heating provided by a new combi boiler installed this year, and uPVC sealed unit glazing.

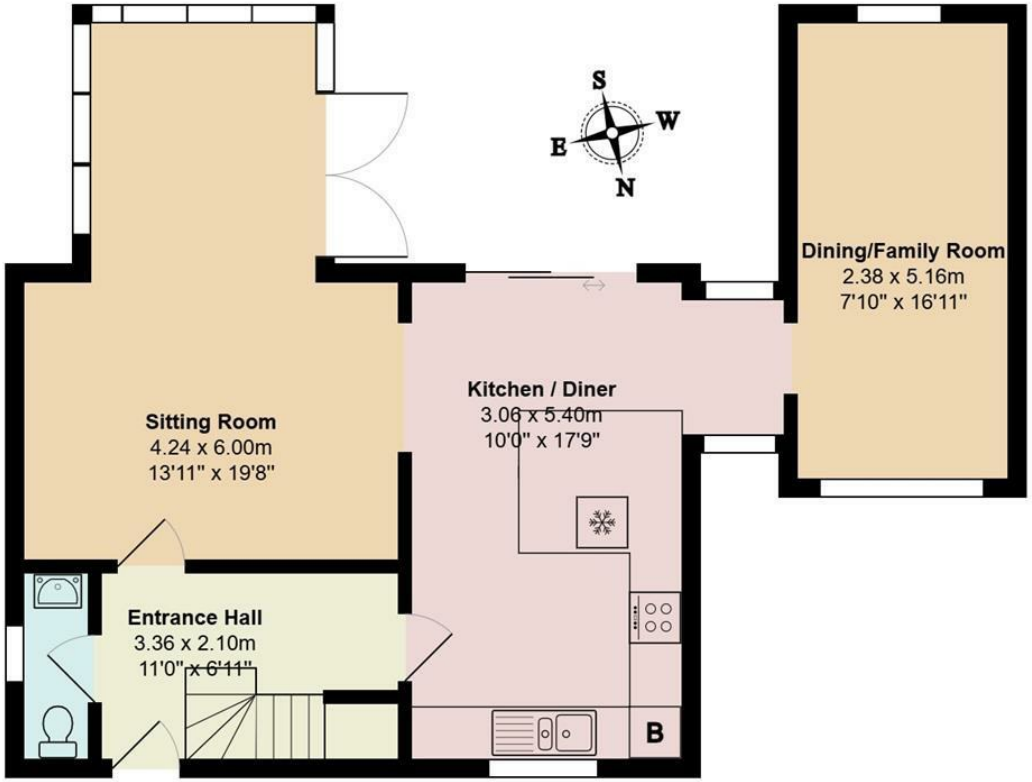
On the ground floor: A spacious entrance hall with cloakroom off and large understairs storage space gives a light and airy welcome to the property, providing access to both the sitting room and kitchen/diner. The kitchen has been recently remodelled to include modern grey fronted cabinets and rose gold rails with work surfaces over. The U-shaped design incorporates space for integral appliances and an island with breakfast bar. With a window to the front, and sliding patio doors to the rear, this room has plenty of natural light. The kitchen dining area leads on to a separate dining/family room, a versatile space which could make an excellent option for those needing to work from home, or indeed anyone requiring extra living space. The sitting room and dining area are currently separated by a custom-built freestanding wall unit housing a tropical fish tank which offers a view through to the sitting room. It would be possible to remove this feature and restore an open plan, or to separate the two rooms with a more permanent option. The sitting room has been recently extended and offers views of the garden with double doors leading to the patio area.

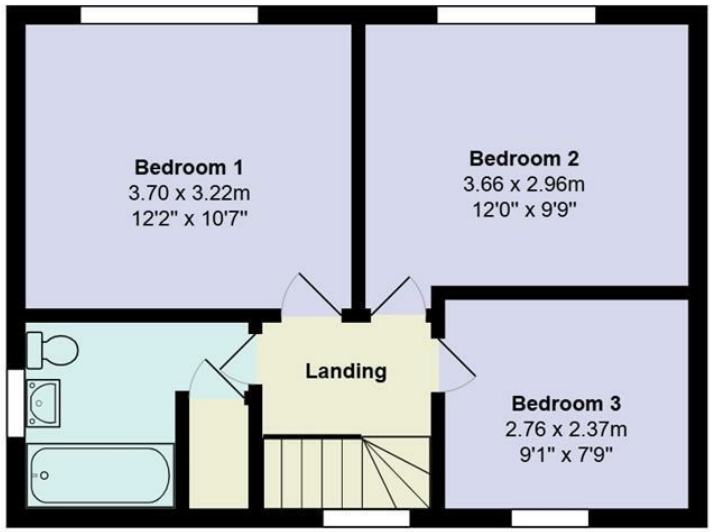
On the first floor: A large feature arched window floods the first-floor landing with natural light. The landing gives access to all 3 bedrooms and the family bathroom with large cupboard which once housed the hot water tank. There is a partially boarded and insulated loft area.

Outside
The front gardens incorporate a small lawn with flower and shrub borders, small pond, and a pathway to the front door. A driveway provides parking for one car, with further on street parking available. A side access leads to the enclosed south facing rear gardens which given the corner plot positioning afford a good degree of privacy and are laid mainly to lawn with a patio area, flower bed, plenty of room for outdoor storage, and currently a small secure rabbit run.

COUNCIL TAX - BAND C
ENERGY PERFORMANCE RATING - D
COUNCIL - Mid Suffolk
SERVICES - All main services connected
BROADBAND - Ofcom states Ultrafast broadband is available
MOBILE- Ofcom states coverage from all mobile coverage providers is likely
WHAT3WORDS - ///retiring.liquid.dose

Agent's Notes
A new combination boiler has been installed since the EPC was completed.
In accordance with the Estate Agents Act 1979 the owner of this property is an employee of Mortimer and Gausden.





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