



27 Turner Road, Stowmarket, Suffolk, IP14 1UD

TICKS ALL THE BOXES! This detached house situated on a corner plot with south facing gardens is within walking distance of schooling for all ages, shops, leisure centre and a short walk from the market town of Stowmarket.

Situated at the entrance to a small and friendly cul de sac on the ever popular Chilton Hall development and with room to extend (STP) this superb home would suit a wide range of buyers.

- Detached Family Home
- Corner Plot & South Facing Gardens
- Walking Distance to Schools & Facilities
- Partially Converted Garage/Gaming Room
- Open Plan Kitchen/Diner with Built in Appliances
- Room to Extend (STP)

Guide Price £300,000





General Information

The property occupies an edge of town setting 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).

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 especially given the further potential to extend (STP). The house, which benefits from gas fired central heating and uPVC sealed unit glazing also offers a partially converted garage now used as a family gaming room, whilst retaining the option to restore it to its original purpose as a garage.

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 remodeled to include modern grey fronted cabinets and LED lit rails with work surfaces over. The U-shaped design incorporates integral appliances and an island with breakfast bar. With windows to the front and rear, this room has plenty of natural light, with the dining area looking out over the rear garden. 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 offers glass patio sliding doors to the rear garden.

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 airing cupboard. There is a partially boarded and insulated loft area.

Outside

The front gardens incorporate a small lawn with flower and shrub borders and a pathway to the front door. A driveway provides parking for one car, with further on street parking available. The single garage, as previously mentioned has been partially converted into a useful second reception room, ideal for use as a home office, a gym or under the current purpose as a family gaming room. 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 two patio areas, a flower bed and a pond providing a habitat for an array of local wildlife.

COUNCIL TAX – BAND C

Directions

From the town centre head North on Gipping Way towards the A14. On reaching the roundabout after the football club, take the 2nd exit on to Chilton Way, keeping left at the traffic lights. Take the 3rd left into Spencer Way then the 2nd right for Lowry Way. Turn left for Turner Road, where the property will be found on the right-hand side at the corner to the cul-de-sac.

Agent's Note

In accordance with the Estate Agents Act 1979 the owner of this property is an employee of Mortimer and Gausden.

Entrance Hall 11'01 x 6'11 (into recess)
(3.38m x 2.11m (into recess))

Cloakroom

Sitting Room 13'11 x 10'4 (4.24m x 3.15m)

Kitchen/Diner 17'09 x 10' (5.41m x 3.05m)

First Floor Landing

Bedroom 1 12'2 x 10'7 (3.71m x 3.23m)

Bedroom 2 12' x 9'9 (3.66m x 2.97m)

Bedroom 3 9'01 x 7'9 (2.77m x 2.36m)

Bathroom 8'04 (max) x 6'10 (max) (2.54m (max) x 2.08m (max))

Garage/Family Gaming Room 16'07 x 8'01 (5.05m x 2.46m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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