



Mallard Way, STOWMARKET, IP14 1UN

welcome to

Mallard Way, STOWMARKET

Take a look at this end-terraced home in Stowmarket, offering a kitchen with ample space for appliances, three bedrooms, enclosed garden with patio & lawn areas, & driveway to the rear with space for 3 cars. Close to amenities, schools, and travel links. Call to view now!

Stowmarket

Stowmarket is a charming market town that beautifully blends historical allure with modern amenities. Known for its picturesque landscapes and welcoming community, this quaint town offers a perfect balance of rural tranquillity and urban convenience.

The town is home to several historic landmarks, including the magnificent St. Peter and St. Mary's Church and the Food Museum, which offers a fascinating glimpse into the region's past. The town centre retains its traditional charm, with a delightful mix of period architecture and modern buildings.

Regular local events, farmer's markets, and community gatherings foster a welcoming and inclusive atmosphere. The town's vibrant cultural scene includes theatres, art galleries, and musical performances that cater to diverse tastes and interests.

Stowmarket is well-connected, making it an attractive location for commuters. The town's railway station offers frequent services to London, Cambridge, and Norwich, ensuring that residents can easily access major cities for work or leisure. Additionally, the nearby A14 provides convenient road links to the rest of the country.

The town offers a variety of amenities, supermarkets, and a range of local shops and boutiques. Stowmarket's educational facilities are highly regarded, with several primary and secondary schools available to residents. Additionally, healthcare services are readily accessible, with local clinics and a hospital nearby.

Mallard Way

Discover this end-terraced home in the heart of Stowmarket, perfectly positioned close to local amenities, reputable schools, and convenient travel links.

Upon entering, you are welcomed by an entrance hall leading to the main living areas. The living room features an understairs cupboard, providing extra storage space. The well-appointed kitchen boasts ample space for your appliances.

Ascend the stairs to the first floor where the landing offers access to the loft, adding to the home's storage capabilities. The master bedroom is complete with a built-in cupboard for added convenience. Two additional bedrooms provide flexibility for family, guests, or a home office. The bathroom completes the top floor and comprises a three-piece suite, offering a relaxing space to unwind.

The exterior of the property includes a fenced rear garden, ensuring privacy and security. Enjoy outdoor living with both patio and lawn areas, perfect for entertaining or enjoying a quiet moment in the sun. A timber shed provides extra storage for gardening tools or outdoor equipment. Additionally, the property boasts a driveway to the rear with three off-road spaces, offering ample parking.





Accommodation Entrance Hall

Part glazed front door, stairs to first floor, coved ceiling, radiator and carpeted flooring.

Living Room

Window and door to rear, coved ceiling, dado rail, understairs cupboard, radiator and carpeted flooring.

Kitchen

Window to front, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, space for appliances, part tiled walls and ceramic tiled flooring.

First Floor Landing

Access to loft and carpeted flooring.

Bedroom One

Window to front, built-in cupboard, radiator and carpeted flooring.

Bedroom Two

Window to rear, radiator and wood laminate flooring.

Bedroom Three

Window to rear, radiator and wood laminate flooring.

Bathroom

Frosted window to side, fitted with a three-piece suite comprising a panelled bath with shower over, low level WC and pedestal hand wash basin, part tiled walls, radiator and vinyl flooring.

Outside Rear Garden

Fence enclosed with rear access gate, timber shed, patio and lawn areas.

Parking

Three off street spaces.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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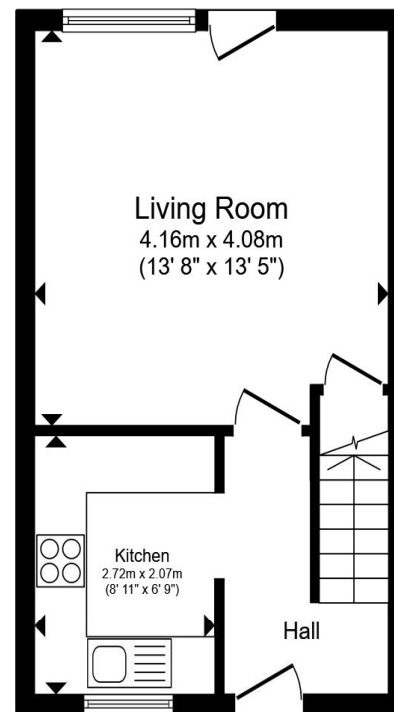
Mallard Way, STOWMARKET

- End-Terraced Home
- Three Bedrooms
- Three Off Road Parking Spaces
- Private, Enclosed Rear Garden With Hosting Patio
- Kitchen With Ample Space For Appliances

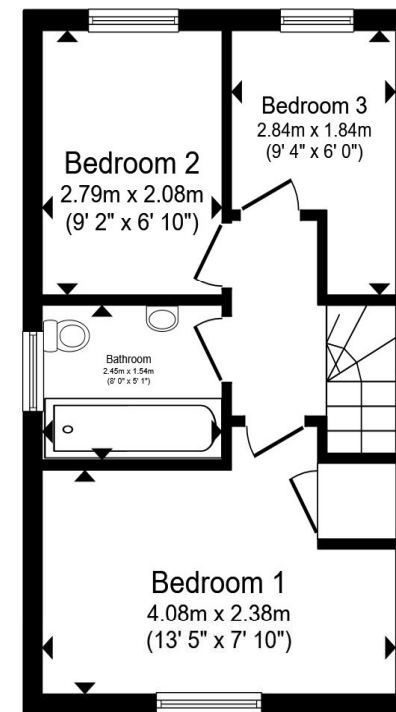
Tenure: Freehold EPC Rating: B

Council Tax Band: B

£240,000



Ground Floor



First Floor

Total floor area 57.0 m² (613 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
SMK105529 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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