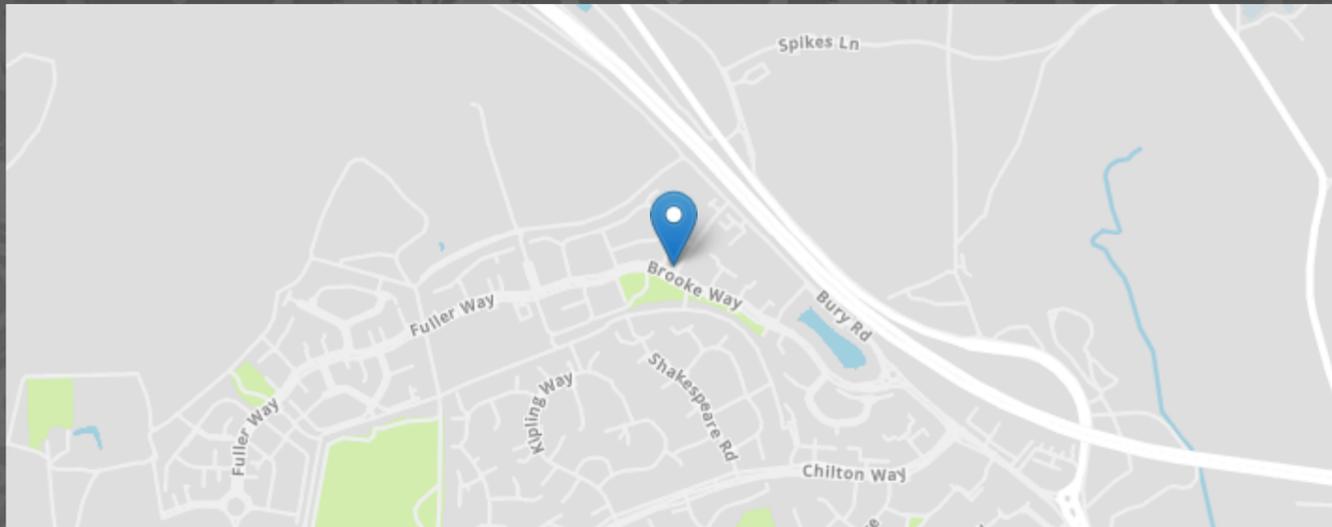


Brooke Way, Stowmarket



- VENDOR HAS FOUND ONWARD
- OFF ROAD PARKING
- THREE BEDROOMS
- LANDSCAPED AND PRIVATE GARDEN
- GARAGE
- EN-SUITE
- INTERGRATED APPLIANCES
- EASY A14 ACCESS

MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Brooke Way, Stowmarket

Marks & Mann are pleased to present this beautifully presented THREE BEDROOM SEMI-DETACHED HOME which enjoys a centralised position within a popular new development in Stowmarket. From the moment you arrive, the property impresses with its smart kerb appeal, landscaped frontage and the reassurance of OFF-ROAD CAR PARKING, this can also be conveniently accessed via a rear garden gate. Inside, the home is stylish, light and exceptionally well cared for, offering a perfect balance of contemporary living and practical family space. Highlights include a spacious sitting room, a modern kitchen/dining room ideal for everyday living and entertaining, THREE WELL-PROPORTIONED BEDROOMS, including a generous PRIMARY SUITE WITH EN-SUITE SHOWER ROOM AND AMPLE SPACE FOR STORAGE UNITS, and a very well landscaped rear garden designed for both relaxation and enjoyment. This is a home that truly feels ready to move straight into. ***VENDOR HAS FOUND ONWARDS***

£300,000 Guide Price

Brooke Way, Stowmarket

Brooke Way, Stowmarket

GROUND FLOOR

Lounge

5.08m x 3.02m (16' 8" x 9' 11")
A very good sized family space with double glazed windows and French doors leading to rear garden ideal for entertaining. There is also a stylish media wall with TV point which features a wall hung electric fire. Laminated flooring. Radiator.

Kitchen/Diner

5.08m x 3.02m (16' 8" x 9' 11")
A fully fitted modern kitchen that has a very good mix of intergrated and free standing appliances. This includes induction hob with extractor hood and fan, electric oven, space for American fridge freezer, integrated washing machine and dishwasher. There is also a range of modern high gloss high and low unit. This is where you will find the combi boiler. The room has a double aspect through two double glazed windows.

FIRST FLOOR

Bathroom

2.07m x 1.70m (6' 9" x 5' 7")
A good sized family bathroom that is a three piece suite which includes a full length bath which has an overhead shower, wash basin and WC. Partially tiled walls and tiled flooring. A double glazed frosted window.

Bedroom 1

3.85m x 3.10m (12' 8" x 10' 2")
A very large double bedroom with a large amount of walking space as well as a a lot of space for storage units. Carpeted throughout and there is a good amount of natural light that enters the room with a double aspect double window. The main bedroom also has access into the en-suite. The en-suite is a stylish three piece suite that has been done to a very high standard. This includes a wash basin, large shower and WC. Tiled flooring and tiled walls throughout. Heated towel rail.

Bedroom 2

3.00m x 2.86m (9' 10" x 9' 5")
A good sized double bedroom that has plenty of space for storage units as well. Carpeted throughout. Has double aspect with two large double glazed windows.

Bedroom 3

3.00m x 2.17m (9' 10" x 7' 1")
Currently laid out as a home office but large enough to be used as a double bedroom. A neutral decor that has been carpeted throughout. Double glazed window.

Outside

The front garden is well maintained with a mix of shrubery and blue slate chippings. Not only that, but there is a stone path leading to the front door and a bench.

The rear garden have been landscaped with astro turf and ample decking for all outdoor seating. There is also access from the garden onto the driveway.

Important Information

Tenure – Freehold.
Services – we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band C.
EPC rating B.
Our ref: JS.

Directions

Using a SatNav, please use IP14 1US as the point of destination.

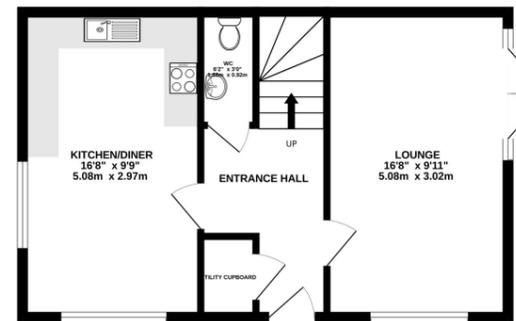
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

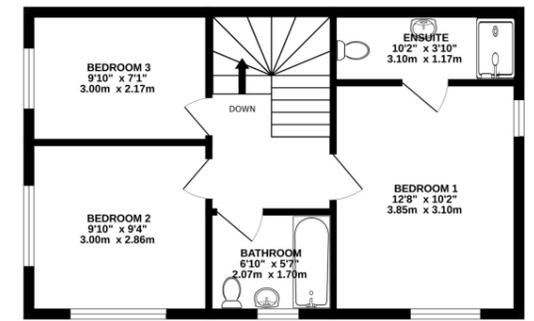
Anti Money Laundering Regulations

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 will be no delay in agreeing the sale.

GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 884 sq.ft. (82.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



The above floor plans are not to scale and are shown for indication purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	