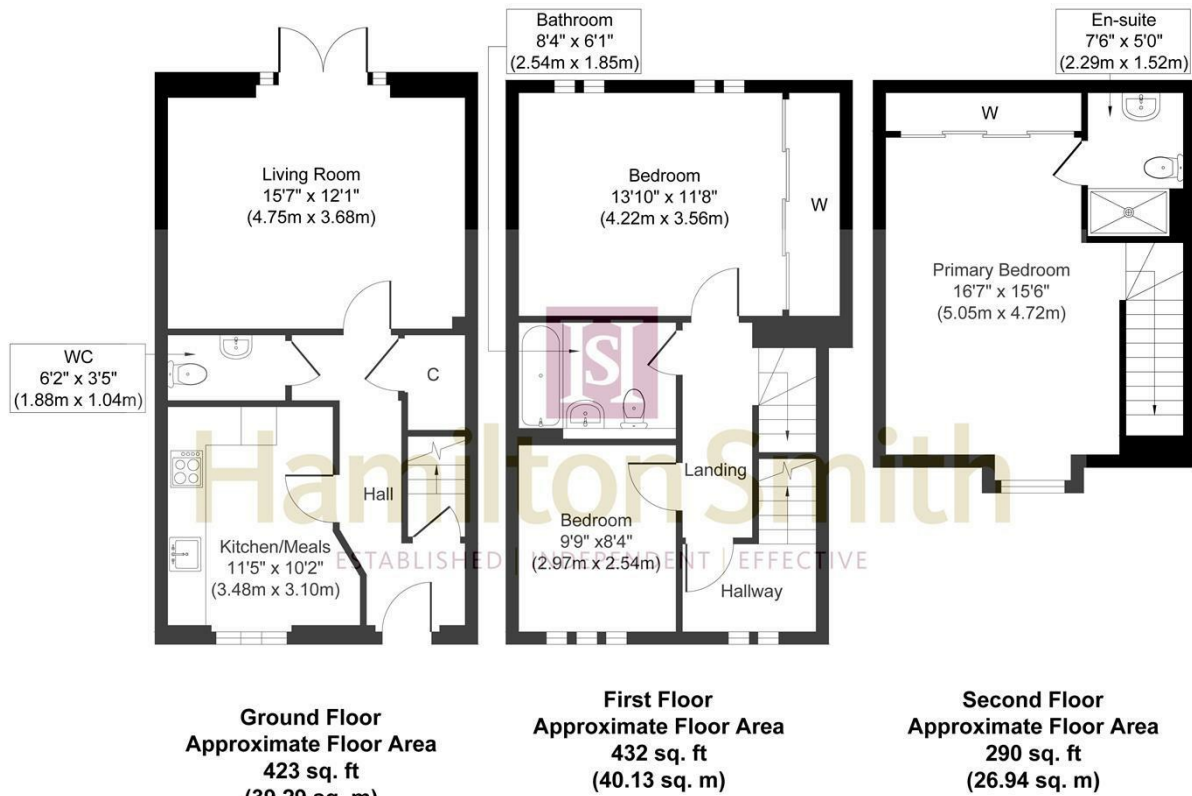




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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50 Brooke Way, Stowmarket, IP14 1US

£320,000

Offered to market for Offers in excess of £320,000, this PERFECTLY presented three bedroom town house set over three floors, The Crafton offers over 1200 sq ft of accommodation located on the outskirts of Stowmarket on the Northfield View development. the property boasts well presented garden to rear, garage, off road parking, master bedroom with en-suite and much more, this lovely family home must be viewed to appreciate what's on offer.



THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

50 Brooke Way, Stowmarket, Suffolk, IP14 1US

STOWMARKET:

Stowmarket is a market town situated in Suffolk close to the A14 trunk road between Bury St Edmunds to the west and Ipswich to the southeast. The town is on the main railway line between London and Norwich, and lies on the River Gipping, which is joined by its tributary, the River Rat, to the south of the town. The town takes its name from the Old English word stow meaning ‘principal place’, and was granted a market charter in 1347 by Edward III.

ENTRANCE

Under stairs cupboard and doors to

CLOAKROOM

Low level Wc, hand wash basin.

KITCHEN / DINER 11'5 (3.48m)

Double glazed window to front, wall and base units with under lights under, 1 1/2 stainless steel sink and drainer, integrated appliances, integrated oven, 4 gas hob and extract.

LIVING ROOM 15'7 x 12'1 (4.75m x 3.68m)

Double glazed patio doors to rear, built in media wall for fire and tv and radiator.

LANDING

stairs to top floor and doors to ...

BEDROOM 2 13'10 x 11'8 (4.22m x 3.56m)

With two double glazed window to rear, built in wardrobe and radiator.

BEDROOM 3 8'4 x 6'1 (2.54m x 1.85m)

Double glazed window to front and radiator.

BATHROOM

panelled bath, low level WC, hand wash basin, radiator.

BEDROOM 1 15'6 x 16'7 (4.72m x 5.05m)

Velux window to rear, double glazed window to front, built in wardrobe, built in cooling and heat pump air conditioning unit fitted June 2025, radiator and door to ...

ENSUITE

Shower cubicle, low level wc hand wash basin.

OUTSIDE

Perfectly presented in good order with lawn, patio and fenced.

GARAGE

Up and over door.

NEEDHAM MARKET:

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