



11 St. Peters Road, Stowmarket

Minors & Brady



11 St. Peters Road

Stowmarket

Spacious family living, a substantial corner plot and exciting future potential define this impressive detached home. Enjoying a sought-after residential position just moments from the local high school, leisure centre, recreation ground and everyday amenities, the property offers bright and well-proportioned accommodation throughout, including a generous entrance hall, two reception rooms, fitted kitchen, three bedrooms and family bathroom. Outside, the home benefits from extensive gardens, a detached garage and off-road parking, while the generous plot presents a rare opportunity for a potential building plot or annexe, subject to the necessary consents. Conveniently located within walking distance of the town centre, this is a home perfectly suited to modern family life.

Agents Note

This property will be sold freehold.

Gas central heating system.

Connected to mains water, electricity and drainage.



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- Detached family residence occupying a generous corner plot within an established residential setting
- Significant plot size offering potential for an annexe or additional dwelling, subject to the necessary consents
- Double-aspect sitting room enjoying excellent natural light and garden outlooks
- Separate dining room ideal for both formal entertaining and everyday family occasions
- Well-appointed fitted kitchen with direct access to the grounds and practical family functionality
- Three well-proportioned bedrooms, including a principal bedroom with double-aspect windows and fitted wardrobes
- Mature gardens extending to the front, side and rear, providing excellent outdoor space and privacy
- Detached brick-built garage with adjoining workshop/store and private driveway parking
- Conveniently located within walking distance of the town centre, railway station, recreation ground, leisure centre and local amenities





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A particularly welcoming feature of the home is the large entrance hall, which immediately creates an excellent first impression. Flooded with natural light from windows positioned to two aspects, this spacious reception area provides a sense of openness rarely found in properties of this type. There is useful understairs storage and doors leading to the principal ground-floor rooms, setting the tone for the well-planned accommodation beyond.

The sitting room is a superb reception space, enjoying a dual-aspect arrangement that ensures an abundance of natural light throughout the day. A bay window to the front elevation enhances both character and outlook, while a further side window provides attractive views across the garden. The room offers a comfortable and inviting environment for everyday living and entertaining. Complementing this space is a separate dining room, ideally suited for family gatherings and formal occasions, with pleasant views over the rear garden creating an attractive backdrop.

The fitted kitchen is thoughtfully designed with a comprehensive range of wall, base and drawer units providing excellent storage and workspace. The practical layout caters well for everyday requirements, while fitted work surfaces, splashback tiling and integrated sink facilities contribute to the kitchen's functionality. A side door provides convenient access to the garden and driveway area, enhancing the connection between indoor and outdoor living.



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The first-floor landing is another naturally bright space, benefiting from windows that allow daylight to flow throughout the upper level. Access is provided to all three bedrooms, the bathroom and separate cloakroom. There is also access to the loft space, which has been boarded and fitted with lighting, offering valuable additional storage.

The principal bedroom is a particularly attractive room featuring dual-aspect windows that create a wonderfully light and airy atmosphere. Overlooking the garden, the room also benefits from fitted double wardrobes, providing excellent storage while maintaining a spacious feel. Bedroom two is another comfortable double room, enjoying views towards the rear garden, making it ideal as a guest room or family bedroom. Bedroom three overlooks the front aspect and offers flexibility for use as a child's bedroom, nursery, dressing room or home office depending on individual requirements.

Serving the bedrooms is the family bathroom, which is well-appointed with a panelled bath, pedestal wash basin and heated towel rail. Dual-aspect windows once again ensure a bright environment, while complementary wall tiling enhances practicality. A separate cloakroom with WC provides additional convenience for family life and visiting guests.





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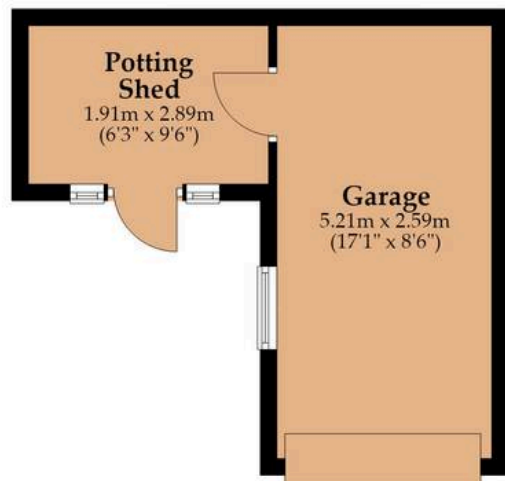
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Outside, the property's corner plot position creates a significant advantage, providing extensive gardens that wrap around the home and enhance both privacy and enjoyment of the outdoor space. The gardens are predominantly laid to lawn and offer excellent scope for gardening, recreation and family activities. The generous proportions of the plot are a standout feature and present what many purchasers will regard as a particularly exciting opportunity. Subject to obtaining the relevant permissions, there is clear potential for the creation of a separate building plot or annexe within the grounds, offering future development prospects that are increasingly difficult to find.

To the rear, a driveway provides off-road parking for two vehicles and leads to a detached brick-built garage. The garage is complemented by an adjoining store/workshop, providing useful space for hobbies, storage or practical household requirements. Additional garden storage is available via a separate shed, while pathways connect the various outdoor areas with ease.



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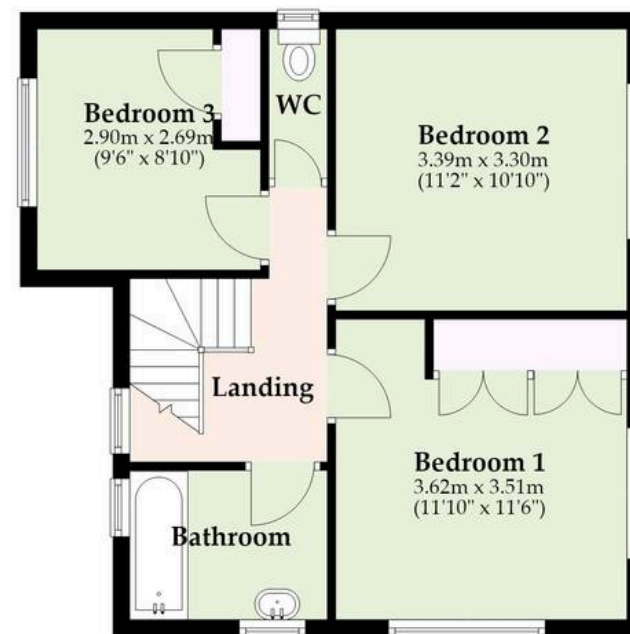
Ground Floor

Approx. 65.8 sq. metres (708.5 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.1 sq. feet)
(excluding Bathroom, Landing)



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Total area: approx. 100.2 sq. metres (1078.6 sq. feet)

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.

Plan produced using PlanUp.

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