



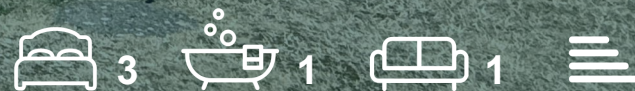
Rock Estates



Bures Close

Stowmarket, IP14 2PL

Guide price £270,000



Bures Close

Stowmarket, IP14 2PL

- NO ONWARD CHAIN
- Popular Area of Stowmarket
- Kitchen
- Large Three Piece Suite Bathroom
- Off Road Parking
- Detached House
- Spacious Living/Dining Room
- Three Bedrooms
- Landscaped Garden
- Walking Distance to Amenities



Situated in a quiet cul-de-sac in the desirable town of Stowmarket is this well proportioned detached family home.

This sizeable three bedroom house requires slight modernisation and would make the perfect purchase for anyone looking to make their next home their own! Arranged to provide spacious and well appointed living accommodation for the whole family. The property comprises of an entrance porch, a large living/dining room with dual aspect views, and a fitted kitchen with space for appliances. Whilst on the first floor there are three good sized bedrooms and a large three piece bathroom suite. The property benefits further from an integral single garage currently providing extra off road parking and storage space.

The rear garden has been thoughtfully laid out with two brick paved patio areas and an array of flower beds. There is a large storage shed/ workshop with electric connected, an outside tap and side access gate providing access to the front of the property. The front garden has been partly laid to lawn and offers a selection of mature plants as well as a hard standing offering off road parking for one vehicle.

Occupying an enviable position on the sought after Lavenham Park development the property is located within walking distance to local primary schools and just a short distance from amenities at Combs Ford. Stowmarket is a popular market town located in 'The Heart of Suffolk' between the historic town Bury St. Edmunds and the county town of Ipswich. The town itself benefits from a wide range of amenities and facilities together with main line rail links with London's Liverpool Street Station and fast access to the A14 trunk road.





Front

To the front it is partly laid to lawn with a hard standing providing off road parking for one car. A path leads to the front door-

Porch

Part glazed front door. Doors to:

Living/ Dining Room

22'10" x 10'10" (6.98 x 3.32)

Dual aspect windows to front and rear. Gas fire with brick surround. Stairs to first floor. Door to:

Kitchen

11'5" x 8'2" (3.49 x 2.49)

Double glazed window to rear. Part glazed door to rear garden. Range of wall and floor units and drawers. Part tiled walls. Wood effect laminate worktop. Space for washing machine. Space cooker for gas cooker. Inset stainless steel sink. Under stairs cupboard. Radiator.

Landing

Loft access. Doors to:

Bedroom One

12'7" (max) x 10'10" (max) (3.85 (max) x 3.31 (max))

Double glazed window to rear. Radiator.

Bedroom Two

10'10" x 9'11" (3.31 x 3.03)

Double glazed window to front. Radiator.

Bedroom Three

8'3" x 8'1" (2.54 x 2.48)

Double glazed window to front. Radiator.

Bathroom

Double glazed window to rear. Bath with shower attachment over. Pedestal hand wash basin. Low level W.C. Part tiled walls Cupboard housing wall mounted gas boiler. Radiator.

Rear Garden

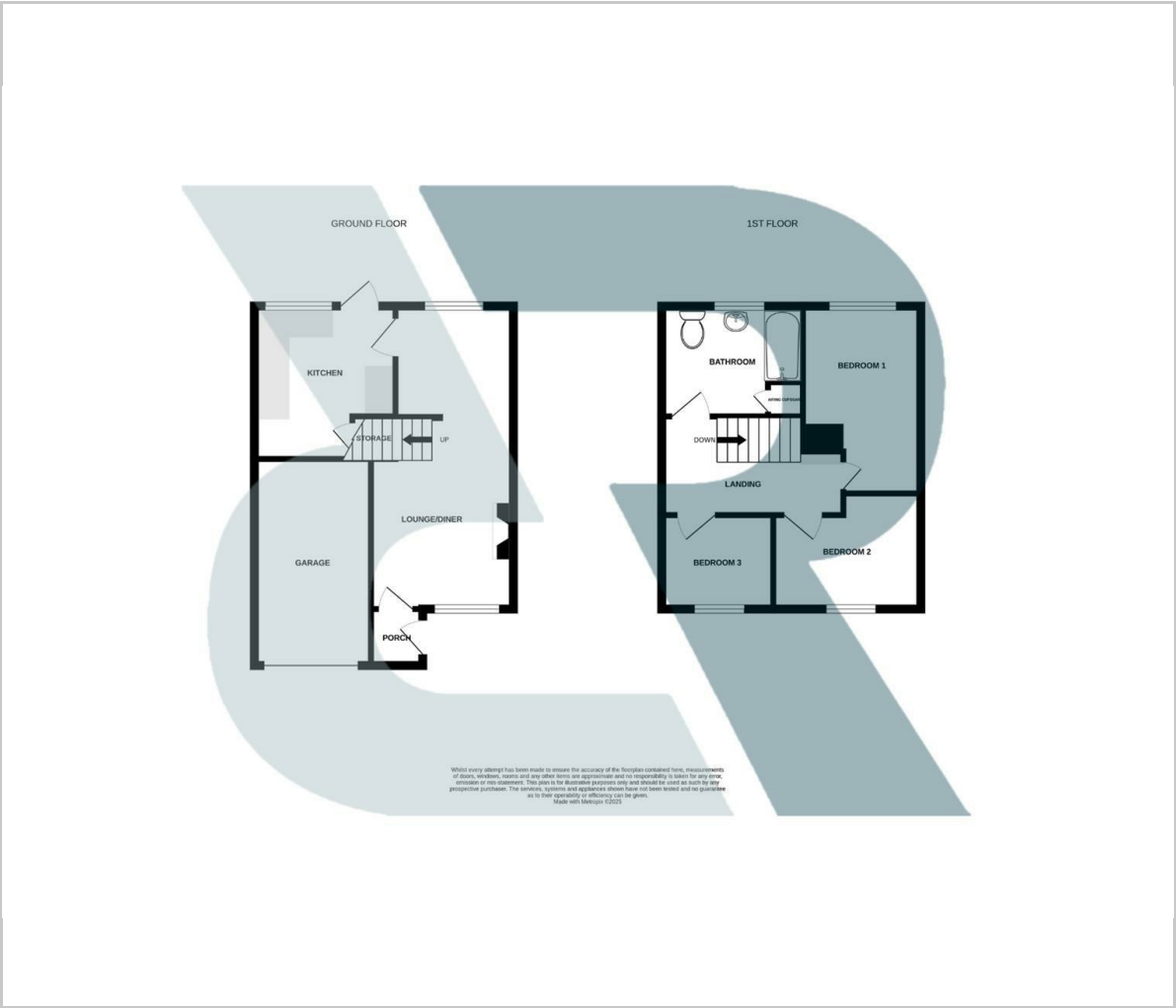
The landscaped rear garden has a sizeable brick paved patio area and is partly laid to lawn. There are various areas within the garden that house a variety of mature flowers, shrubs and plants. A large shed also provides ample storage or could be used as a workshop. There is an outside tap and a side gate providing easy access to the front of the property.

Garage

Integral garage with up and over door to front. Power and light connected.



Floor Plan



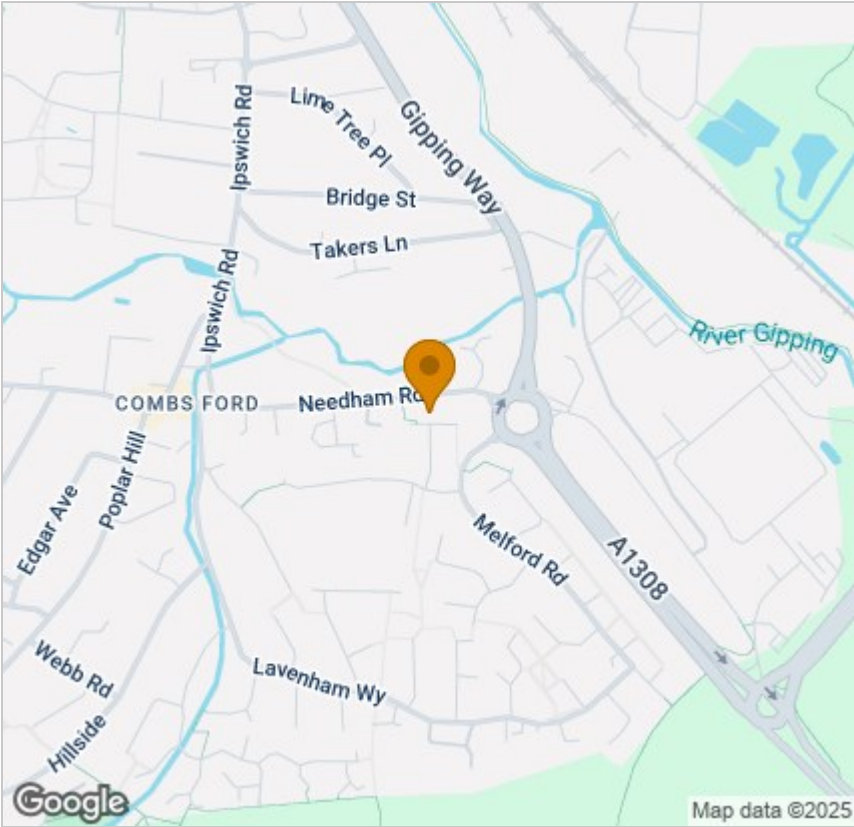
Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

