



Beeching Close, Stowmarket IP14 1XF

welcome to

Beeching Close, Stowmarket

This upgraded three bedroom home is arranged over three floors and boasts lounge/diner, kitchen and cloakroom on the ground floor, two bedrooms and a family bathroom on the first and the master bedroom with ensuite on the top floor. Outside there are two parking spaces and an enclosed rear garden.



Stowmarket

This property is conveniently positioned in Stowmarket with its extensive range of facilities including a busy town centre shopping area and a number of supermarkets. There are good communication links with the A14 trunk road connecting to the country's motorway network and Stowmarket has a main railway line station with direct trains to London Liverpool Street Station to the south and Norwich to the north.

Accommodation

Entrance Hall

The property is entered through a part glazed front door, stairs to first floor, built in cupboard, understairs cupboard, radiator and Amtico flooring.

Downstairs Cloakroom

Fitted with a low level wc, pedestal hand wash basin with mixer tap, half tiled walls, fitted mirror, spotlights, extractor, radiator and Amtico flooring.

Kitchen

11' 2" max x 9' max (3.40m max x 2.74m max)
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, double electric oven with gas hob and extractor over, integrated fridge freezer, dishwasher, washing machine, spotlights, part tiled walls, radiator and Amtico flooring.

Living Room

15' 8" x 12' 2" (4.78m x 3.71m)
Window and French doors to rear, tv point, radiator and Amtico flooring.

First Floor Landing

Window to front, stairs to second floor, part wood panelled walls, two radiators and carpet.

Bedroom Two

11' x 13' 7" +wardrobes (3.35m x 4.14m +wardrobes)
Two windows to rear, built in wardrobes, part wood panelled walls, radiator and carpet.

Bedroom Three

9' 6" x 8' 4" (2.90m x 2.54m)
Window to front, part wood panelled walls, radiator and carpet.

Family Bathroom

Fitted with a suite comprising a panelled bath with shower attachment over and screen, pedestal hand wash basin with mixer tap, low level wc, spotlights, extractor, part tiled walls, mirror and ceramic tiled flooring.

Bedroom One

15' 7" max x 17' 9" +wardrobes (4.75m max x 5.41m +wardrobes)
Window to front and rear, fitted wardrobes, radiator, wall lights and carpet.

En Suite

Window to rear, fitted with a shower cubicle, pedestal hand wash basin with mixer tap, low level wc, spotlights, extractor, part tiled walls, radiator and ceramic tiled flooring.

Outside

Rear Garden

Fence enclosed with a side access gate, patio and lawn areas, raised beds and seating, outside light and tap and timber shed.

Parking

Driveway to sides provides off street parking.



view this property online williamhbrown.co.uk/Property/SMK104525



welcome to

Beeching Close, Stowmarket

- Three bedrooms
- Bathroom, ensuite and cloakroom
- Landscaped rear garden
- Two parking spaces
- NHBC warranty

Tenure: Freehold EPC Rating: B
Council Tax Band: C

offers in excess of

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SMK104525



Property Ref:
SMK104525 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01449 614459



stowmarket@williamhbrown.co.uk



10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE



williamhbrown.co.uk