

oakheart

£280,000

Offers In Excess Of
Binyon Close, Stowmarket



Situated on the popular Northfield View development by Taylor Wimpey, this attractive three bedroom semi detached home enjoys a desirable position within Stowmarket. The town offers a wide range of amenities, including supermarkets, independent shops, cafés and leisure facilities, along with access to Stowmarket railway station which provides direct links to Ipswich, Norwich and London Liverpool Street, while the nearby A14 offers excellent road connections across Suffolk and beyond. The development itself is well maintained and ideal for modern family living.

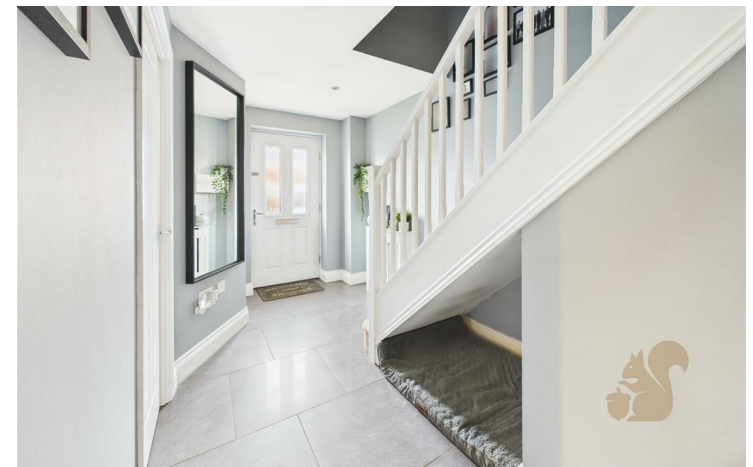
As you approach the property, you enter through the front door into a welcoming entrance hall. To the right, at the front of the property, is a modern

kitchen fitted with ample worktop space, a range of storage cupboards and space for appliances. There is also room for a small dining table, making this a practical and sociable area. Continuing down the hallway, also to the right and positioned behind the kitchen, is a convenient ground floor cloakroom. There is also a handy understairs storage cupboard.

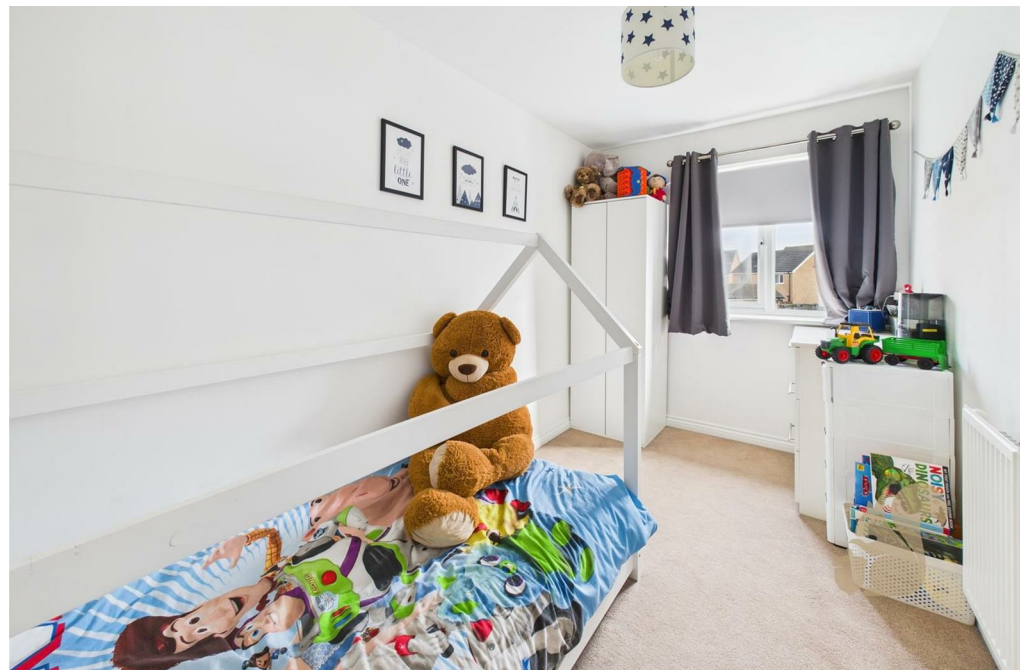
To the rear of the property is a generous lounge spanning the full width of the house. This bright and versatile living space features French doors opening directly onto the rear garden, making it ideal for both everyday living and entertaining.

On the first floor, the landing provides access to all bedrooms and the family bathroom. The main bedroom is located at the front of the property and benefits from its own private en-suite shower room. Two further bedrooms are positioned to the rear and are served by a modern family bathroom.

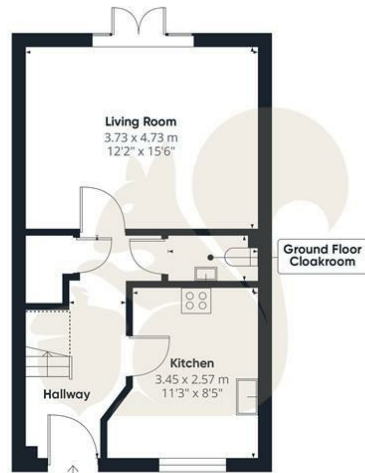
Externally, the rear garden is mainly laid to lawn and includes a cleverly converted shed that has been transformed into an outside bar, perfect for summer evenings and entertaining guests. A side access gate leads to the front of the property. To the side of the property is a garage with power and lighting, along with a parking space in front for one vehicle.



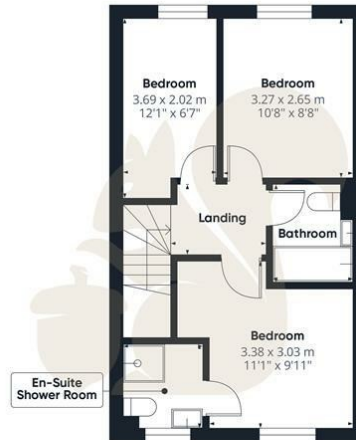








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

91.1 m²980 ft²

Reduced headroom

1 m² 10 ft^2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Mid Suffolk

Tenure:

Freehold

Council Tax Band:

Energy Efficiency Rating

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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