

BUCKS

PROPERTY AGENTS



26 The Brickfields, Stowmarket, IP14 1RZ

Guide Price £385,000

- Four Bedrooms
- Two Reception Rooms
- Sealed Unit Double Glazing
- Gas Radiator Central Heating
- Off Road Parking
- En Suite to Master Bedroom
- Kitchen/Diner
- Detached Home
- Single Integral Garage
- South Facing Rear Garden

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Bucks Property Agents are delighted to offer for sale this well presented FOUR BEDROOM DETACHED HOME situated in a sought after location within Stowmarket itself. Owned since new the property boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, EN SUITE to MASTER BEDROOM, KITCHEN/DINER, TWO RECEPTION ROOMS, SINGLE INTEGRAL GARAGE, OFF ROAD PARKING and SOUTH FACING REAR GARDEN. Stowmarket itself offers many amenities including local businesses, schools, leisure centre, cinema, restaurants, major supermarkets, Railway Station with main rail links to London Liverpool Street, Bury St Edmunds, Norwich and Cambridge and easy access to the A14 corridor. The agents would recommend an internal inspection at the earliest opportunity to appreciate this excellent accommodation on offer.



Council Tax Band: E



Hallway:

With laminate style flooring, stairs to first floor and radiator.

Sitting Room:

With open fireplace that is currently blocked with electric fire inset with wooden surround and marble hearth, TV point and radiator.

Archway leading into:

Dining Room:

With patio doors rear and radiator.

Kitchen/Diner:

With two windows to rear and door to outside.

Range of high and low level units, stainless steel sink and drainer, tiled splash backs, electric oven and gas hob with extractor hood and fan. Plumbing for washing machine and dishwasher, integrated fridge, boiler housed in a cupboard and tiled floor.

Rear Hallway:

With storage cupboard with glass sliding doors, door to integral single garage, under stairs cupboard and laminate style flooring.

Cloakroom:

With window to side, basin in vanity unit, low level WC, tiled floor and radiator.

Landing:

With airing cupboard that houses the hot water tank with shelving and loft access.

Bedroom One:

With window to front, built in double wardrobe and radiator.

En Suite:

With window to side, shower in separate cubicle, basin in vanity unit, low level WC, shaving point, fully tiled walls and floor and heated towel rail.

Bedroom Two:

With window to front, built in double wardrobe and radiator.

Bedroom Three:

With window to rear and radiator.

Bedroom Four:

With window to rear and radiator.

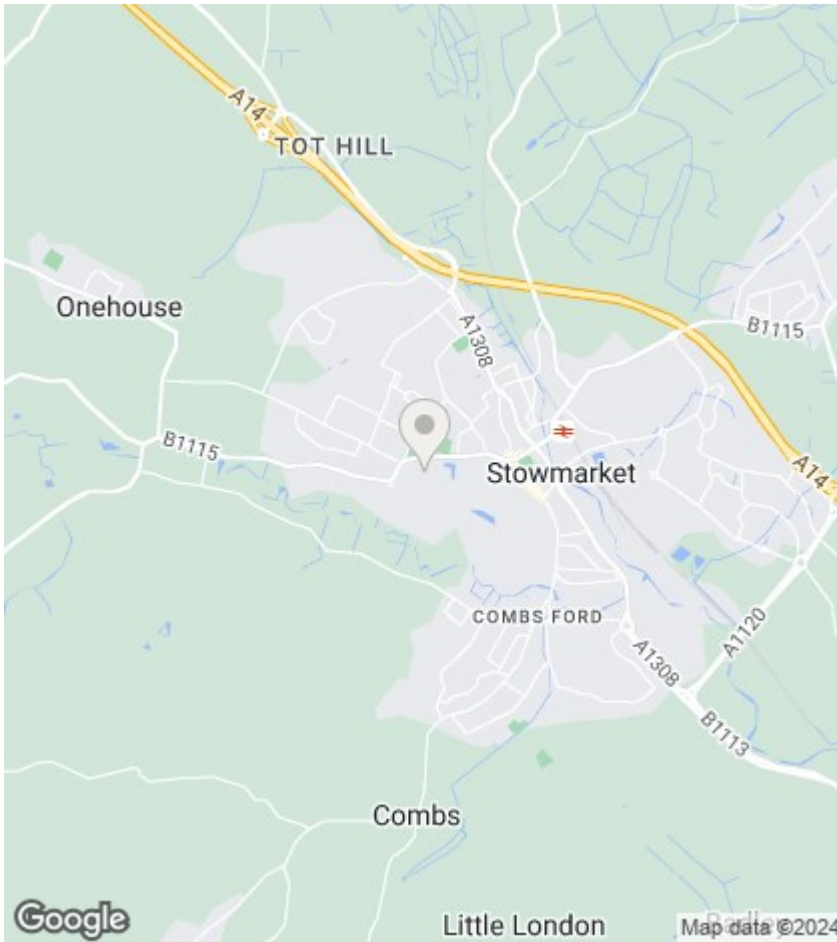
Bathroom:

With window to rear, bath with shower over, basin in vanity unit, low level WC, shaving point, shower

boarding, fully tiled walls, tiled floor and heated towel rail.

Outside:

To the front of the property is lawn, grave area, shrub bed, driveway providing off road parking for one vehicle leading to an integral single garage with up and over door, power and light connected. A side gate and pathway lead to the rear garden that comprises of lawn with stepping stones, patio and pathway, gravel area, shrub borders, side area for storage that garden is surrounded by fencing and is south facing.



Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 At the roundabout, take the 4th exit and stay on Gipping Way/A1308 Turn right onto Station Rd W/B1115 Continue to follow B1115 Slight left onto Danescourt Ave Continue straight to stay on Danescourt Ave Turn left onto Viking Rd Turn left onto The Brickfields Destination will be on the right

Viewings

Viewings by arrangement only.
Call 01449614700 to make an appointment.

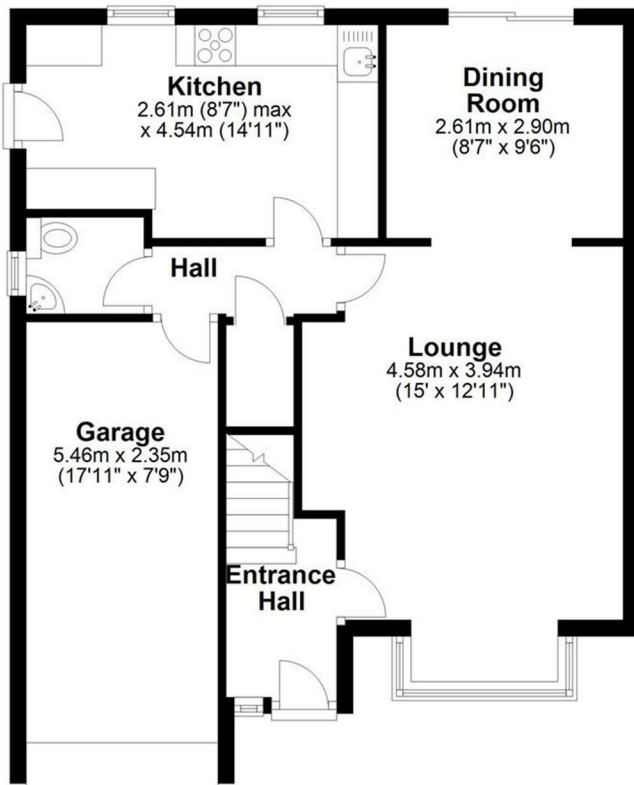
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 60.2 sq. metres (648.1 sq. feet)



First Floor

Approx. 54.2 sq. metres (582.9 sq. feet)

