

# BUCKS

PROPERTY AGENTS



24 Walnut Tree Walk, Stowmarket, IP14 1JP

Offers Over £325,000

- Semi Detached Home
- Sealed Unit Double Glazing
- Downstairs Shower Room
- Kitchen/Diner
- New Combi Boiler Installed 2020
- Four Bedrooms
- Gas Radiator Central Heating
- Upstairs Bathroom
- Off Road Parking
- Electric Car Charging Point

# 24 Walnut Tree Walk, Stowmarket IP14 1JP

Bucks Property Agents are delighted to offer for sale this FOUR BEDROOM SEMI DETACHED HOME located in a sought after area of Stowmarket close to the local amenities. The property is sold with the benefit of SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, DOWNSTAIRS SHOWER ROOM and UPSTAIRS BATHROOM, KITCHEN/DINER and OFF ROAD PARKING for several vehicles.

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.

The accommodation on offer is as follows:



Council Tax Band: B



### Entrance Porch:

With window to side and laminate style flooring.

### Hallway:

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

### Shower Room:

With window to rear, shower in separate cubicle, low level WC, pedestal basin, tiled floor and fully tiled walls and heated towel rail.

### Sitting Room:

With window to front and patio doors to rear, laminate style flooring, TV point and radiator.

### Kitchen/Breakfast Room:

With window to the front, side and to the rear and door to outside. Range of high and low level units, sink and drainer and tiled splashbacks, space for American fridge freezer, space for range cooker with extractor hood and fan, plumbing for washing machine, full length cupboard that houses the new combi boiler, oak internal doors, laminate style flooring and radiator.

### First Floor Landing:

With loft access.

### Bedroom One:

With window to side and radiator.

### Bedroom Two:

With window to side and radiator.

### Bedroom Three:

With window to front, single fitted walk-in wardrobe, and radiator.

### Bedroom Four:

With window too rear, laminate style flooring and radiator.

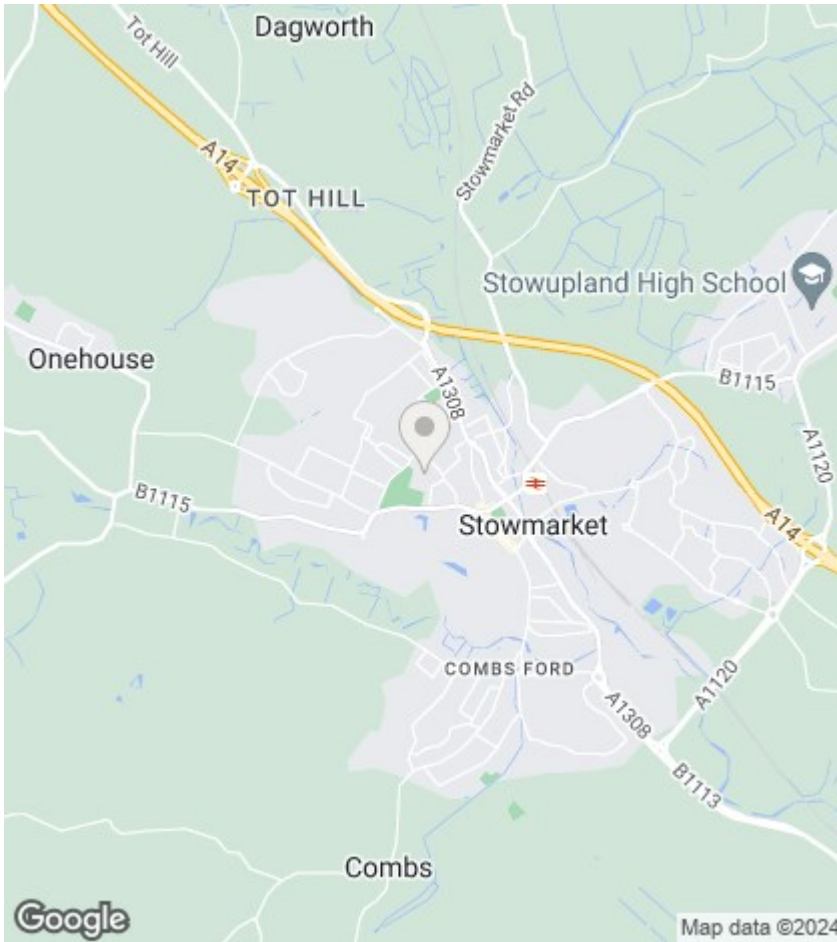
### Bathroom:

With window to rear, bath, pedestal basin, low level WC, laminate style flooring, fully tiled walls and heated towel rail.

### Outside:

To the front of the property is a driveway with patterned printed concrete providing off road parking for three vehicles and is fenced either side. The rear garden which is of a generous size comprises of lawn, patio, shed, decking area and the garden is surrounded by fencing. There are two

outbuildings that have power and light connected with electric heaters these can be used for multiple purposes such as office space or games room.



## 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 Go through 1 roundabout Turn left onto Fairfield Hill Turn right onto Violet Hill Rd Turn left onto Walnut Tree Walk Destination will be on the right

## Viewings

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

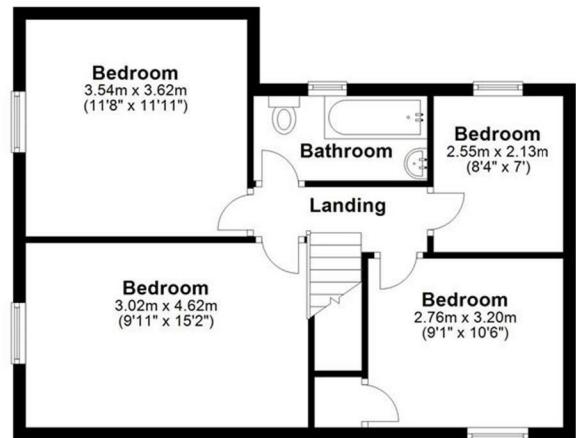
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

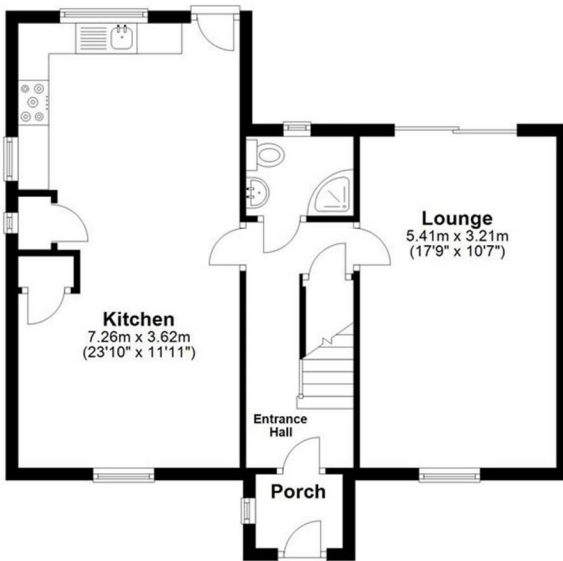
### First Floor

Approx. 52.1 sq. metres (560.9 sq. feet)



### Ground Floor

Approx. 56.1 sq. metres (604.4 sq. feet)



### Summer house

Approx. 20.6 sq. metres (221.5 sq. feet)

