

BUCKS

PROPERTY AGENTS



37 Binyon Close, Stowmarket, IP14 1UU

Guide Price £475,000

- Detached Home
- Two Receptions Rooms
- Sealed Unit Double Glazing
- Quiet Location No Passing Traffic
- Single Garage & Off Road Parking
- Five Bedrooms
- Kitchen/Diner
- Gas Radiator Central Heating
- En Suite to Master Bedroom

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Bucks Property Agents are delighted to offer for sale this immaculately presented spacious FIVE BEDROOM DETACHED HOME set out over three stories in a excellent location with no passing traffic within Stowmarket itself. The property boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, EN SUITE to MASTER BEDROOM, UPSTAIRS BATHROOM & SHOWER ROOM, TWO RECEPTION ROOM, KITCHEN/DINER, UTILITY/CLOAKROOM, SINGLE GARAGE and OFF ROAD PARKING for two 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:

 5  3  2  B

Council Tax Band: E



Hallway:

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

Study:

8'2" x 7'10"

With window front, karndean flooring and radiator.

Sitting Room:

15'1" x 11'8"

With window to front, TV point, karndean flooring and radiator.

Cloakroom/Utility:

With karndean flooring, low level WC, plumbing for washing machine, low level units and storage, basin in granite worktop and radiator.

Kitchen/Family Room:

26'7 x 10'8

With window to rear and bi fold doors to rear. High specification kitchen units, granite worktops and splashbacks, butler style sink, electric double oven, induction hob with extractor hood and fan, integrated fridge freezer and dishwasher and built in microwave/combi oven. Boiler housed in a cupboard, karndean flooring and two radiators

FIRST FLOOR**First Floor Landing:**

With window to front, radiator and airing cupboard that houses the hot water tank.

Bedroom One:

18'4" x 11'1"

With window to front, built in dressing area, large double wardrobes with mirrored sliding doors and radiator.

En Suite:

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

Bedroom Four:

13'1" x 8'0"

With window to rear, built in double wardrobes with mirrored sliding doors and radiator.

Bedroom Five:

11'5" x 9'6"

With window to front, built in cupboard with mirrored sliding doors and radiator.

Family Bathroom:

With window to rear, P bath with shower over, low level WC, pedestal basin, tiled splashbacks, tiled floor and heated towel rail

SECOND FLOOR**Bedroom Two:**

15'8" x 11'10"

With window to front and to the rear, velux window and radiator.

Bedroom Three:

15'7" x 11'1"

With window to front and to the rear, velux window, karndean flooring and radiator.

Shower Room:

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

Outside:

To the front there is a shared block paved driveway providing access to the property, decorative pea shingle, shrub borders either side of the paved pathway leading to the front door. To the side of the property is off road parking for two vehicles leading to a single garage which has loft space, up and over door, power and light connected and personnel door to side. A side gate leads to the rear garden that comprises of lawn, covered pergola, two patio areas, shed, picket fencing and the garden is surrounded by wall and fencing.



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 At the roundabout, take the 1st exit onto Bury Rd At the roundabout, take the 1st exit onto Brooke Wy. Turn left onto Binyon Cl Turn right Destination will be on the right

Viewings

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

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		86	
(69-80) C			
(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	

Floorplan for 5 bedroom detached house for sale

