

BUCKS

PROPERTY AGENTS



20 Bures Close, Stowmarket, IP14 2PL

Guide Price £350,000

- Detached Home
- Sealed Unit Double Glazing
- Downstairs Cloakroom
- Summer House/Home Office
- Single Garage
- Four Bedrooms
- Gas Radiator Central Heating
- Three Reception Rooms
- Off Road Parking

20 Bures Close, Stowmarket IP14 2PL

Bucks Property Agents are delighted to offer for sale this established FOUR BEDROOM DETACHED HOME located down a quiet cul de sac with no passing traffic in the desirable COMBS FORD area of Stowmarket. The property boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, THREE RECEPTION ROOMS, DOWNSTAIRS CLOAKROOM, SUMMER HOUSE/HOME OFFICE, SINGLE GARAGE and OFF ROAD PARKING.

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: D



Hallway:

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

Cloakroom:

With window to front, low level WC, basin in vanity unit, built in storage cupboard, fully tiled walls and floor.

Kitchen:

With window to front, range of high and low level units, stainless steel sink and drainer, tiled splashbacks, integrated dishwasher, plumbing for washing machine, space for fridge freezer, electric oven and hob with extractor hood and fan. Water softener, wall hung boiler and vinyl flooring.

Dining Room:

With window to rear and radiator.

Sitting Room:

With patio doors to rear, TV point and radiator.

Conservatory:

With surround windows, French doors to outside, karndean flooring and radiator.

First Floor Landing:

With window to front and loft access which has a ladder for access.

Bedroom One:

With window to rear, triple wardrobe with shelving and radiator.

Bedroom Two:

With window to rear, wardrobes to one wall and radiator.

Bedroom Three:

With window to front and radiator.

Bedroom Four:

With window to front, bulk head storage and radiator.

Wet Room:

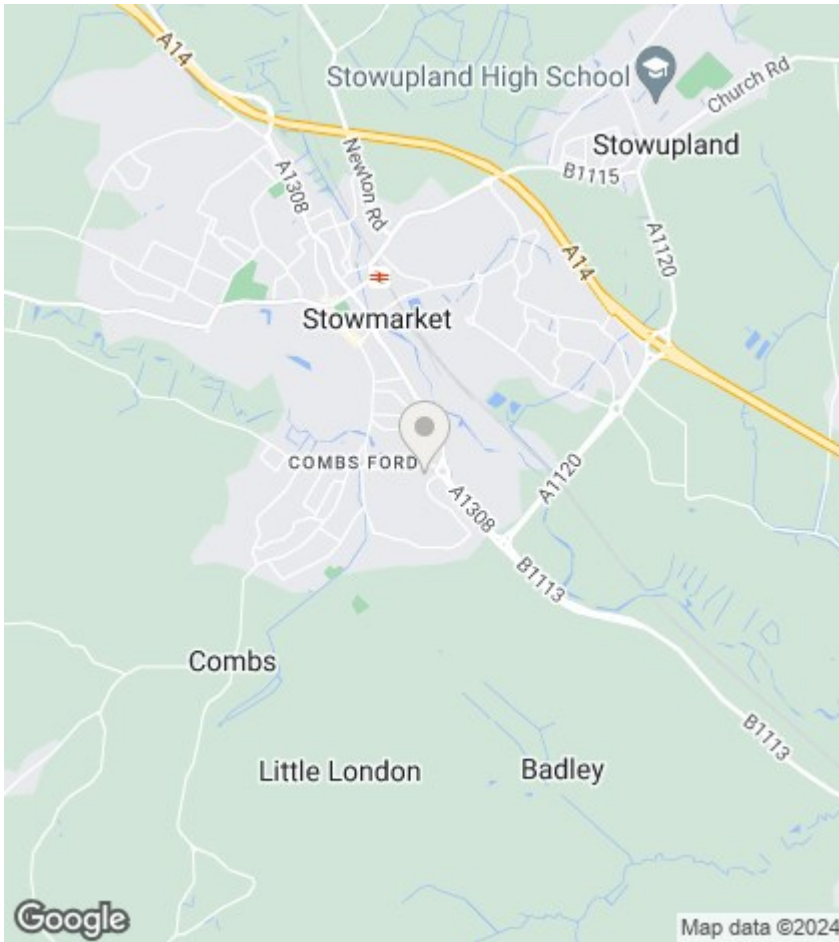
With window to front, shower, basin, low level WC, fully tiled walls and floor and heated towel rail.

Outside:

To the front of the property is lawn, shrubs, trees, hedging and driveway providing off road parking for three vehicles leading to a single garage with up and over door, power and light connected and work bench. A side gate leads to the rear garden that

comprises of lawn, mature shrubs, slabs and the garden is surrounded by fencing.

There is a spacious Summer House in the rear garden that has power and light connected and can be used as a home office.



Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 At the roundabout, take the 3rd exit onto Melford Rd Turn right onto Glemsford Rd Turn right onto Bures Cl 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			85
(69-80) C		67	
(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	

