

BUCKS

PROPERTY AGENTS



28 Curlew Close, Stowmarket, IP14 5GL

Offers In Excess Of £400,000

- Spacious Three Story Townhouse
- Five Bedrooms
- Downstairs Cloakroom
- Gas Radiator Central Heating
- Desirable Location
- Two Reception Rooms
- Family Bathroom & Two En Suites
- Sealed Unit Double Glazing
- Single Garage & Off Road Parking
- Quite Close

28 Curlew Close, Stowmarket IP14 5GL

Bucks Property Agents are delighted to offer to the market this stunning TOWNHOUSE located in the desirable Curlew Close, Stowmarket. This property boasts TWO SPACIOUS RECEPTION ROOMS, perfect for entertaining guests or simply relaxing with your family. With FIVE BEDROOMS and THREE BATHROOMS, there is ample space for everyone in the household to enjoy their own privacy and comfort. Situated in a peaceful neighbourhood the property offers off road parking for upto two vehicles including a single garage with up and over door and power and light connected.

Stowmarket offers something for everybody 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.



Council Tax Band: E



Hallway:

With window to front, stairs to first floor, storage cupboard, laminate style flooring and radiator.

Cloakroom:

With low level WC, pedestal basin, tiled splashbacks, vinyl flooring and radiator.

Sitting Room:

18'3 x 10'2

With window to front, TV point and two radiators. Glazed doors leading to:-

Dining Room:

10'6 x 8'3

With two windows to rear, radiator and French doors opening onto the garden.

Kitchen/Diner:

18'6 x 10'8

With window to rear and door to outside. Range of modern kitchen units with matching worktops and splashbacks, central island with storage. Integrated washing machine, dishwasher and fridge freezer. Electric double oven at eye level, gas hob with extractor hood and fan. Understairs cupboard, laminate style flooring and radiator.

FIRST FLOOR

First Floor Landing:

With shelved airing cupboard that houses the hot water tank and radiator.

Bedroom One:

16'6 x 10'4

This is a light and spacious room with two windows to front and window to side, built in wardrobes and two radiators.

En Suite:

With window to front, shower in corner unit, low level WC, pedestal basin, shaver point, 1/2 tiled walls, vinyl flooring and radiator.

Bedroom Four:

10'7 x 8'3

With window to rear and radiator.

Bedroom Five:

10'7 x 8'3

With window to rear and radiator.

Family Bathroom:

With window side, bath with mixer tap, pedestal

basin, shaver point, low level WC, 1/2 tiled walls, vinyl flooring and radiator.

SECOND FLOOR

Second Floor Landing:

With Velux window to rear.

Bedroom Two:

16'8 x 10'5

With window to front, built in cupboard, loft access and two radiators.

En Suite:

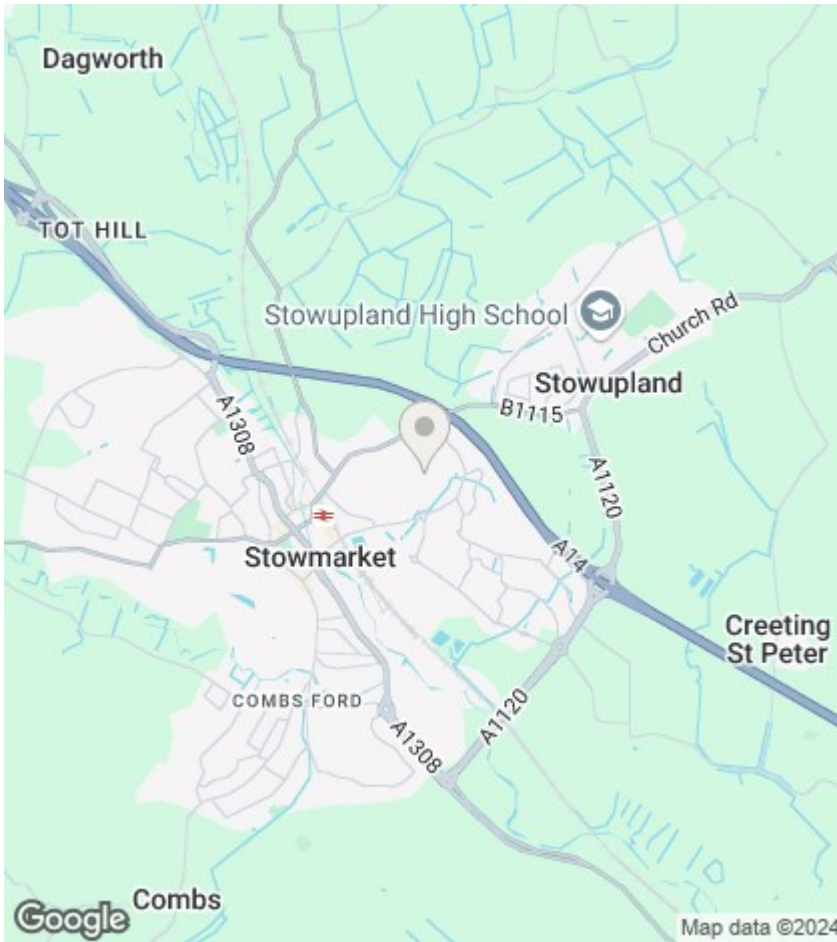
With Velux window to rear, shower in corner cubicle, pedestal basin, low level WC, 1/2 tiled walls, vinyl flooring and radiator.

Bedroom Three:

With window to front and to the rear, two radiators.

Outside:

To the front of the property are shrubs and decorative shale and shingle with paving slabs leading to the front door. A side gate leads to the rear garden that comprises of lawn, patio area, raised bedding with shrubs, pergola with decking area ideal for outdoor entertaining, shed and the garden is surrounded by wall and fencing. There is a single garage and off road parking for upto two vehicles.



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 Turn left onto Navigation Approach At the roundabout, take the 1st exit onto Phoenix Way Turn left onto Curlew Cl Destination will be on the left

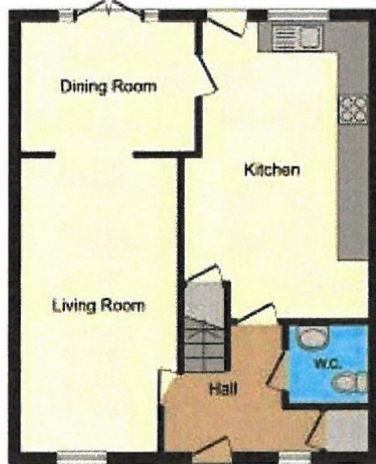
Viewings

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

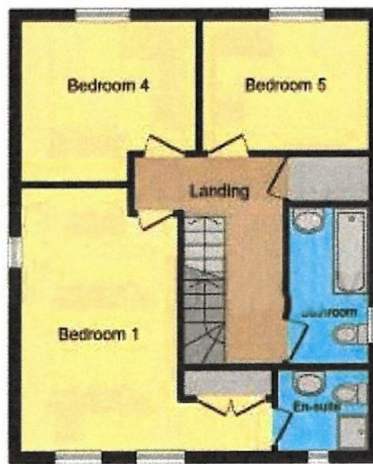
EPC Rating:

C

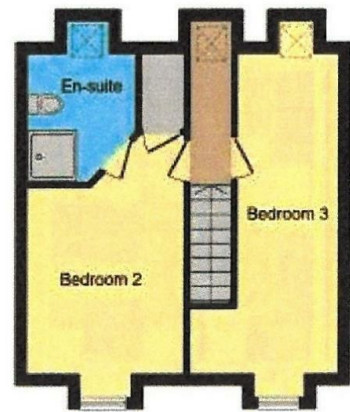
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 80 | 86 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com