

BUCKS

PROPERTY AGENTS



40 Guillemot Close, Stowmarket, IP14 5GJ

Offers In Excess Of £300,000

- Four Bedroom Townhouse
- Modern Fitted Kitchen
- Family Bathroom & En Suite to Master Bedroom
- Sealed Unit Double Glazing
- Off Road Parking
- Open Plan Living Accommodation
- Downstairs Cloakroom
- Gas Radiator Central Heating
- Single Garage
- Quiet Location

40 Guillemot Close, Stowmarket IP14 5GJ

Welcome to Guillemot Close, Stowmarket - a charming TOWNHOUSE that could be your next dream home! This delightful property boasts FOUR BEDROOMS, perfect for a growing family or those in need of extra space. Situated in a quiet location with no passing traffic, this townhouse offers a cosy and welcoming atmosphere.

One of the highlights of this property is its newly fitted modern kitchen and the open-plan layout adds a modern touch and creates a seamless flow between the kitchen, dining, and living areas, making it perfect for both everyday living and hosting family and friends.

Located in Stowmarket, you'll have easy access to local amenities, schools, and transport links, ensuring convenience and a comfortable lifestyle. Don't miss out on the opportunity to make this townhouse your own - book a viewing today and envision the possibilities that await in this lovely home on Guillemot Close!



Council Tax Band: C



Hallway:

With window to front, stairs to first floor and radiator.

Cloakroom:

With window to front, low level WC, pedestal basin, laminate style flooring, radiator and boiler housed in a cupboard.

Open Plan Living Area:

The newly fitted kitchen offers a range of high and low level gloss units, sink/drainers and tiled splashbacks. Integrated fridge freezer, washing machine and dishwasher. Electric oven, induction hob with extractor hood and fan. Laminate style flooring and utility cupboard. French doors leading to the rear garden and full length windows to the rear open up the sitting room making it a light and airy space with TV point and radiator.

FIRST FLOOR

Landing:

With stairs to second floor and radiator.

Family Bathroom:

With bath with shower over and shower screen, pedestal basin, low level WC, extractor fan, 1/2 tiled walls and vinyl flooring.

Bedroom Four/Reception Room:

With Juliet balcony, built in wardrobe, laminate style flooring and radiator.

Bedroom Two:

With windows to rear, laminate style flooring and radiator.

SECOND FLOOR

Landing:

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

Bedroom One:

With window to rear, built in wardrobes and radiator.

En Suite:

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

Bedroom Three:

With window to front, built in wardrobes, laminate style flooring and radiator.

Outside:

To the front of the property is a pathway leading to the property, decorative slate area with shrubs and tree with fencing and shrubbery. There is a single garage with up and over door, power and light connected and personnel door to side with one off road parking space to the front. The rear garden can be accessed via a side gate and comprises of patio and decking area ideal for outside entertaining, lawn, decorative slate and shrub borders and for privacy and seclusion the garden is surrounded by fencing with a gate to the rear.



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 right onto Guillemot Cl Destination will be on the left

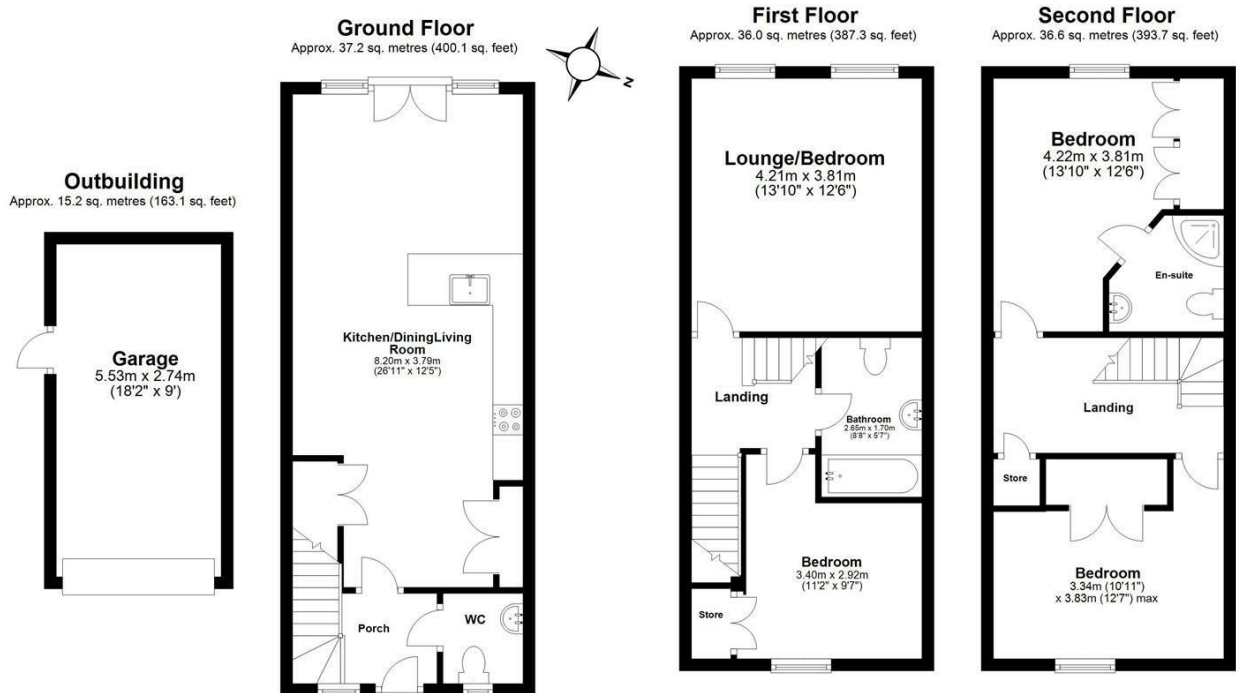
Viewings

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			88
(81-91) B			
(69-80) C		75	
(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	



Total area: approx. 124.9 sq. metres (1344.1 sq. feet)

Guillemot Close