

BUCKS

PROPERTY AGENTS



25 Dunnock Close, Stowmarket, IP14 5UA

Asking Price £250,000

- Semi Detached Home
- Family Bathroom
- One Reception Room
- Gas Radiator Central Heating
- Single Garage and Off Road Parking
- Three Bedrooms
- En Suite to Master Bedroom
- Kitchen/Diner
- Sealed Unit Double Glazing
- Well Presented Property

25 Dunnock Close, Stowmarket IP14 5UA

Welcome to Dunnock Close, Stowmarket - a charming semi-detached house that could be your next dream home! This property boasts a spacious layout with one reception room, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to unwind and recharge.

Say goodbye to morning rush hours with 2 bathrooms, ensuring that getting ready for the day is a breeze.

Located in a peaceful neighbourhood, this property offers parking for up to three vehicles, making it ideal for families with multiple cars or visitors.

The market town of Stowmarket has something for everyone 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.

Don't miss out on the opportunity to make this house your own. Whether you're looking for a place to call home or an investment opportunity, Dunnock Close has the potential to fulfil your property dreams. Book a viewing with us today.



Council Tax Band: C



Hallway:

With newly installed front door, stairs to first floor, laminate style flooring and radiator.

Cloakroom:

With low level WC, pedestal basin, laminate style flooring and radiator.

Kitchen/Diner:

13'3 x 8'2

With window to front, range of high and low level units, worktops and tiled splashbacks, stainless steel sink and drainer. Electric oven and gas hob with extractor hood and fan, space for fridge freezer, plumbing for washing machine and dishwasher, tiled floor and radiator.

Sitting Room:

14'10 x 12'2

With newly installed French doors leading to the rear garden, TV point, laminate style flooring and radiator.

Landing:

With loft access.

Bedroom One:

11'9 x 9'2

With window to front, built in wardrobes and radiator.

En Suite:

With window to front, shower in corner cubicle, low level WC, pedestal basin, shaver point, tiled splashbacks, radiator and shelved airing cupboard that houses the combi boiler.

Bedroom Two:

9'5 x 6'1

With window to rear and radiator.

Bedroom Three:

8'6 x 7'

With window to rear and radiator.

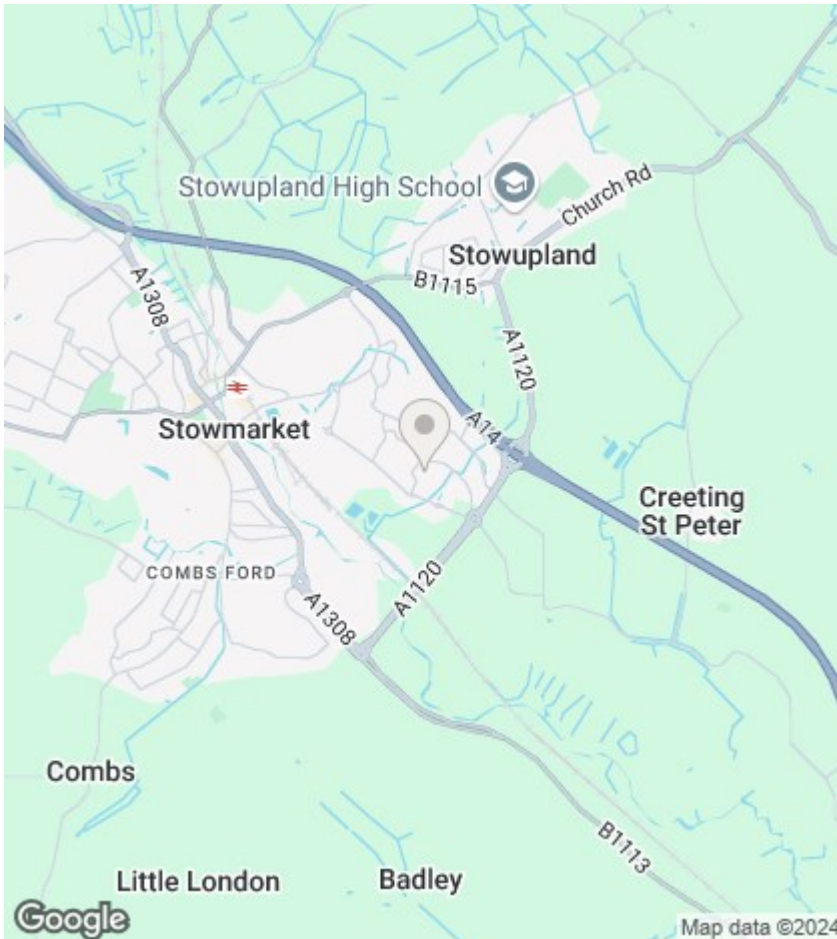
Bathroom:

With bath with mixer tap and shower attachment, basin over vanity unit, low level WC, tiled floor, tiled splashbacks and radiator.

Outside:

To the front of the property is a pathway leading to the front door with decorative hedging and shingle. There is a shared driveway leading to a single garage with up and over door and two off road

parking spaces. A side gate leads to the rear garden that comprises of patio area, lawn, borders with shingle and for privacy and seclusion the property is surrounded by fencing.



Directions

Market Place, Stowmarket IP14 1DT, UK 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 3rd exit onto Gun Cotton Way At the roundabout, take the 1st exit and stay on Gun Cotton Way Go through 2 roundabouts At the roundabout, take the 1st exit onto Linnet Dr Turn right onto Dunnock Close

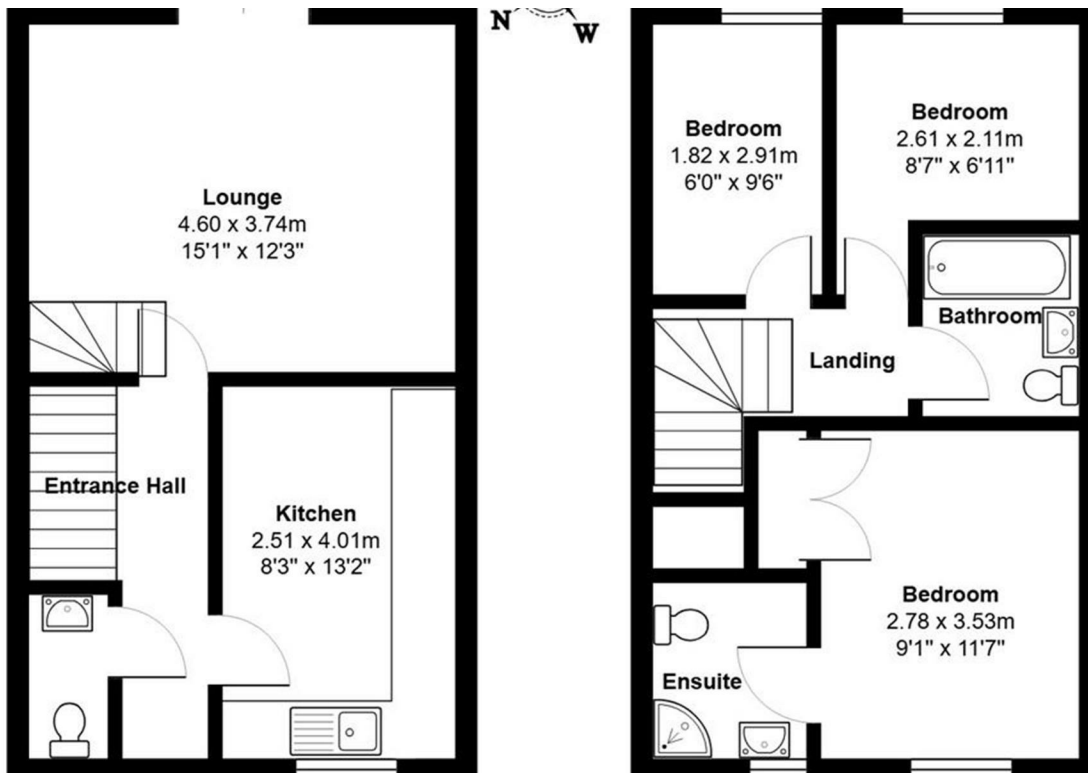
Viewings

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			91
(81-91) B		77	
(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	



Total Area: 72.7 m² ... 782 ft²