

BUCKS

PROPERTY AGENTS



27 Kingfisher Way, Stowmarket, IP14 5BB

Guide Price £280,000

- Detached Home
- Two Reception Rooms
- Gas Radiator Central Heating
- Visitors Parking
- Desirable Location
- Three Bedrooms
- Sealed Unit Double Glazing
- Off Road Parking
- Single Garage

27 Kingfisher Way, Stowmarket IP14 5BB

Nestled in the charming area of Kingfisher Way, Stowmarket, this delightful detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout features two inviting reception rooms, including a cosy sitting room that provides a warm atmosphere for relaxation, and a dining room that boasts elegant French doors leading to the rear garden, allowing for seamless indoor-outdoor living.

The house also includes a practical cloakroom and wet room enhancing the functionality of the living space. The exterior of the property is equally appealing, with off-road parking available for up to three vehicles, ensuring that parking is never a concern.

Stowmarket offers something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich.

Whether you are looking to entertain guests or enjoy quiet family evenings, this home offers the perfect setting. With its spacious rooms and thoughtful design, this property is a wonderful opportunity for anyone looking to settle in Stowmarket.



Council Tax Band: D



Hallway:

With stairs to first floor, understairs cupboard and radiator.

Cloakroom:

With window to side, pedestal basin, low level WC and vinyl flooring.

Kitchen:

With window to rear, range of high and low kitchen units, worktops, stainless steel sink and drainer. Electric oven and gas hob with extractor hood and fan, plumbing for washing machine and dishwasher and space for fridge freezer. Radiator and door leading to the back garden.

Sitting Room:

With a bay window to front, radiator and feature fireplace with wooden surround and tiled hearth.

Dining Room:

With French doors to rear and radiator.

FIRST FLOOR

Landing:

With window to side, loft access and shelved airing cupboard that houses the hot water tank.

Bedroom One:

With window to rear and radiator.

Bedroom Two:

With window to front and radiator.

Bedroom Three:

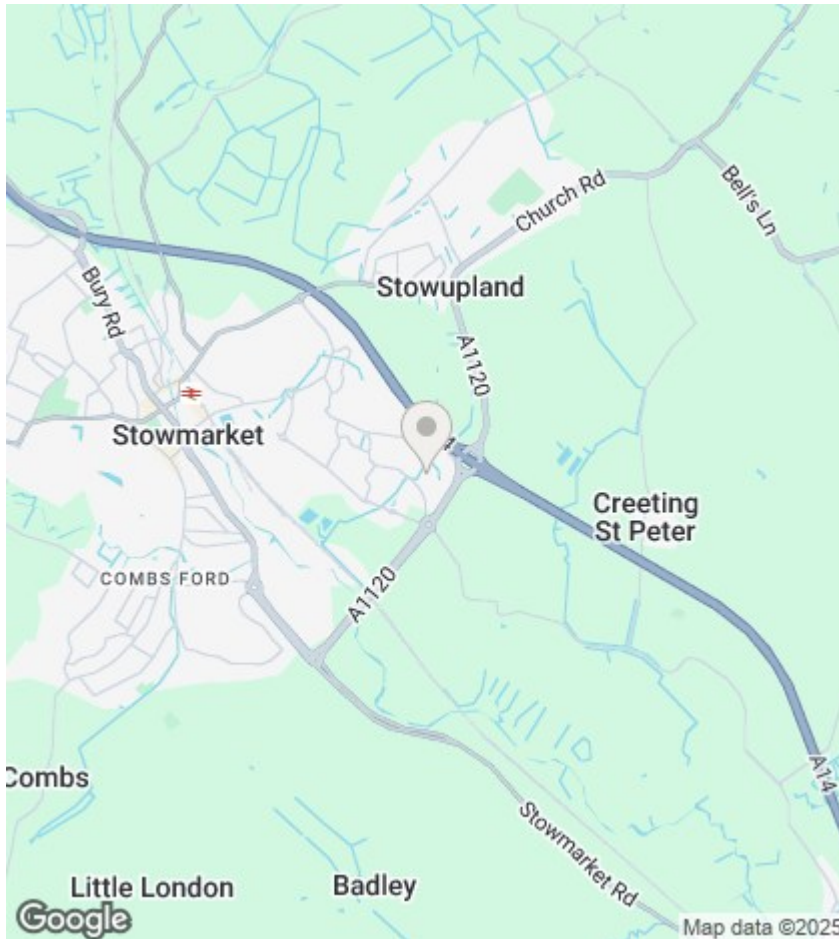
With window to front and radiator.

Wet Room:

With window to rear, tiled splashbacks, shower, shaver point, low level WC and radiator.

Outside:

To the front of the property is a driveway providing off road parking for two vehicles leading to a single garage with up and over door, power and light connected and personnel door to rear. There is a ramp with railings leading to the front door with storm porch over, lawn and shrubs. A side gate leads to the rear garden that comprises of patio area, lawn, shrubs, trees, hedging and for privacy and seclusion the garden is surrounded by fencing. There is visitors parking available.



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 2nd exit onto Needham Rd/A1308 At the roundabout, take the 1st exit onto A1120 At the roundabout, take the 2nd exit onto Kestrel Dr Turn right onto Kingfisher Way Turn right to stay on Kingfisher Way Destination will be on the right

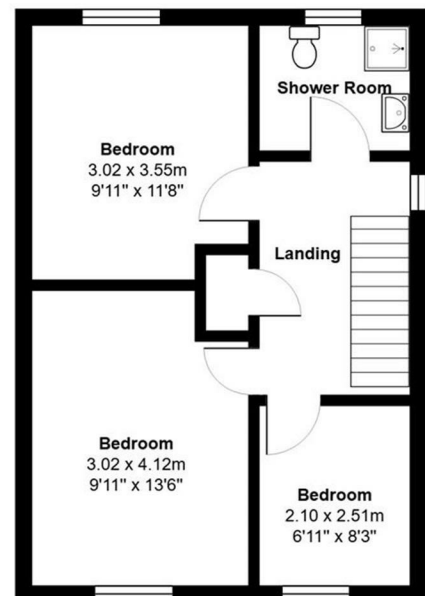
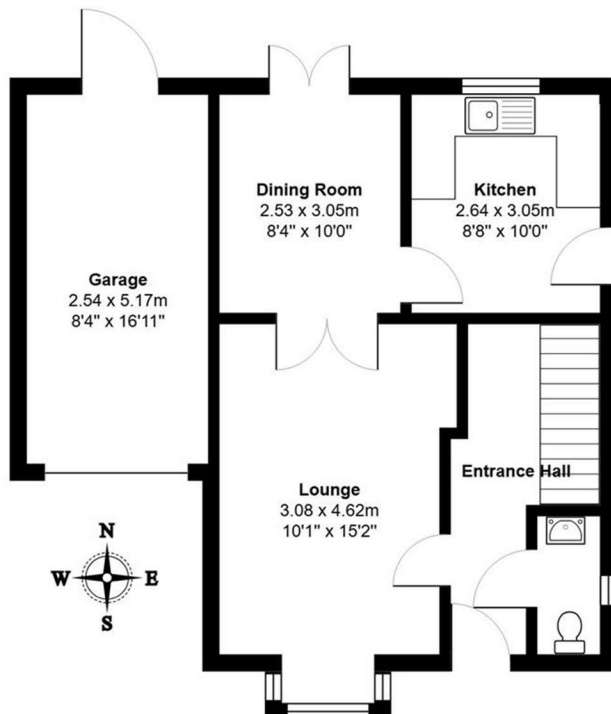
Viewings

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		86
(69-80) C	69	
(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: 98.0 m² ... 1054 ft²