

BUCKS

PROPERTY AGENTS



3 Brambling Close, Stowmarket, IP14 5UN

Offers Over £260,000

- Three Bedrooms
- Home Over Three Floors
- Family Bathroom On First Floor
- Combi Boiler One Year Old
- Off Road Parking For Two Vehicles
- Mid-Terrace Town House
- En-Suite to Master Bedroom
- Sealed Unit Double Glazed
- Gas Radiator Central Heating
- Close to Local Amenities

3 Brambling Close, Stowmarket IP14 5UN

Welcome to this charming mid-terrace townhouse located on Brambling Close in the delightful town of Stowmarket. This well-appointed property boasts three spacious bedrooms, making it an ideal home for families or those seeking extra space. The master bedroom features the added luxury of an en-suite bathroom, providing a private retreat for relaxation. The ground floor comprises a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. The layout is both practical and inviting, ensuring a comfortable living experience. Additionally, the property includes a second bathroom, catering to the needs of a busy household. One of the standout features of this townhouse is the off-road parking, accommodating up to two vehicles, which is a rare find in many urban settings. This convenience adds to the overall appeal of the home, allowing for easy access and peace of mind. The property is equipped with a modern combi boiler, only one year old, ensuring efficient heating and hot water throughout the year. This feature not only enhances comfort but also contributes to energy efficiency, making it a sensible choice for the environmentally conscious buyer.

Situated in a friendly neighbourhood, this townhouse offers a perfect blend of comfort and practicality. Brambling Close is an ideal location within Stowmarket offering 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.



Council Tax Band: C



Entrance Hall

With stairs to first floor, vinyl floor and radiator.

Cloakroom

With window to front, low level W/C, pedestal basin, vinyl floor and radiator.

Sitting Room

With full length windows to rear and French doors leading to outside filling the room with natural light, understairs cupboard, TV point and two radiators.

Kitchen

With window to front, range of high and low units, stainless steel sink and drainer, tiled splashbacks, gas hob, electric oven, space for fridge freezer, plumbing for washing machine, Combi boiler on the wall, vinyl floor and radiator.

First Floor Landing

With built-in cupboard and radiator.

Bedroom Two

With two windows to rear, large built-in cupboard and radiator.

Bedroom Three

With window to front and radiator.

Bathroom

With window to front, bath with shower over, low level W/C, pedestal basin, tiled splashbacks, shaver point and radiator.

Second Floor Landing

With Velux window and eaves storage cupboard.

Bedroom One

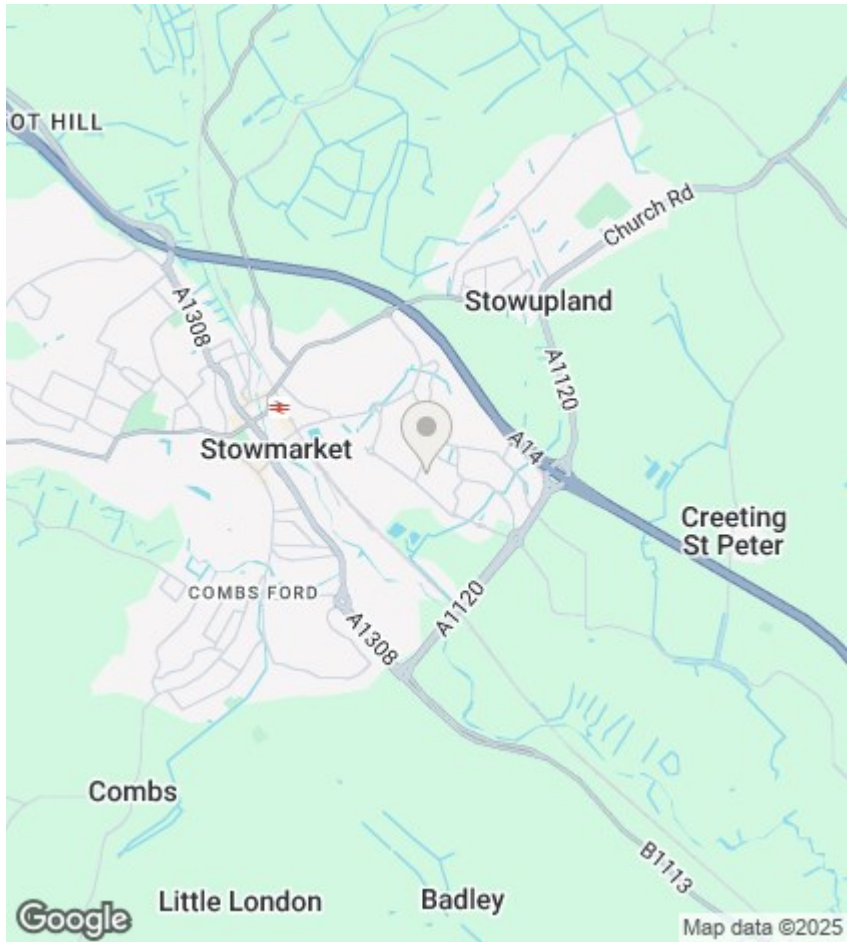
With window to front, built-in double wardrobe, built-in cupboard, loft access and radiator.

En-Suite

With Velux window, double shower cubicle, low level W/C, pedestal basin, tiled splashbacks, shaver point and radiator.

Outside

To the front of the property are paving stones leading to the front door with slate and shrubs. To the rear of property is a rear garden comprising of small patio area ideal for outdoor entertaining, lawn, shed, gate leading to rear and for privacy and seclusion is fenced all around.



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 1 roundabout At the roundabout, take the 1st exit onto Cormorant Dr Turn right onto Brambling Cl Turn right to stay on Brambling Cl Destination will be on the left Arrive: Brambling Close, Stowmarket IP14 5UN, UK

Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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