

BUCKS

PROPERTY AGENTS



1 Pintail Road, Stowmarket, IP14 5FP

Price £250,000

- Three Bedrooms
- Open Plan Kitchen/Dining Area
- Sealed Unit Double Glazed
- Summer House
- Off Road Parking For One Vehicle
- End Of Terrace House
- En-Suite To Master Bedroom
- Gas Radiator Central Heating
- Single Garage

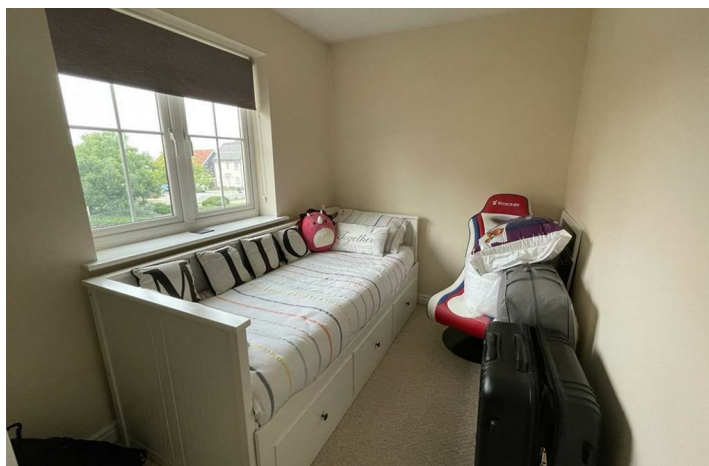
1 Pintail Road, Stowmarket IP14 5FP

Nestled in the charming area of Pintail Road, Stowmarket, this delightful end terrace house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families or those seeking extra space. The heart of the home is undoubtedly the open plan kitchen and dining area, which creates a warm and inviting atmosphere for both cooking and entertaining. The patio doors from the dining area lead seamlessly to the outdoor space, allowing for a lovely flow between indoor and outdoor living, perfect for summer gatherings or quiet evenings. In addition to the spacious living areas, the property boasts two bathrooms, ensuring convenience for all residents. The single garage provides secure storage, while off-road parking for one vehicle adds to the practicality of this home.

This property is not just a house; it is a place where memories can be made. With its modern features and thoughtful layout, it is a wonderful opportunity for anyone looking to settle in a friendly community of 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. Don't miss the chance to make this lovely house your new home.



Council Tax Band: C



Entrance Hall

With vinyl herringbone floor.

Cloakroom

With low level W/C, pedestal basin, vinyl herringbone floor and radiator.

Sitting Room

With windows to front and rear filling the room with natural light, TV point and two radiators.

Kitchen

With window to front, range of high and low units, stainless steel sink and drainer, matching worktops and splashbacks, gas hob with extractor hood and fan, electric oven, space for American fridge freezer, plumbing for washing machine, cupboard housing boiler and vinyl herringbone floor.

Dining Area

With patio doors leading to rear ideal for indoor/outdoor entertaining, stairs leading to first floor, understairs cupboard, vinyl herringbone floor and radiator.

First Floor Landing

With window to rear, shelved airing cupboard housing hot water tank and loft access.

Bedroom One

With window to front and radiator.

En-Suite

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

Bedroom Two

With window to rear, built-in cupboard and radiator.

Bedroom Three

With window to front and radiator.

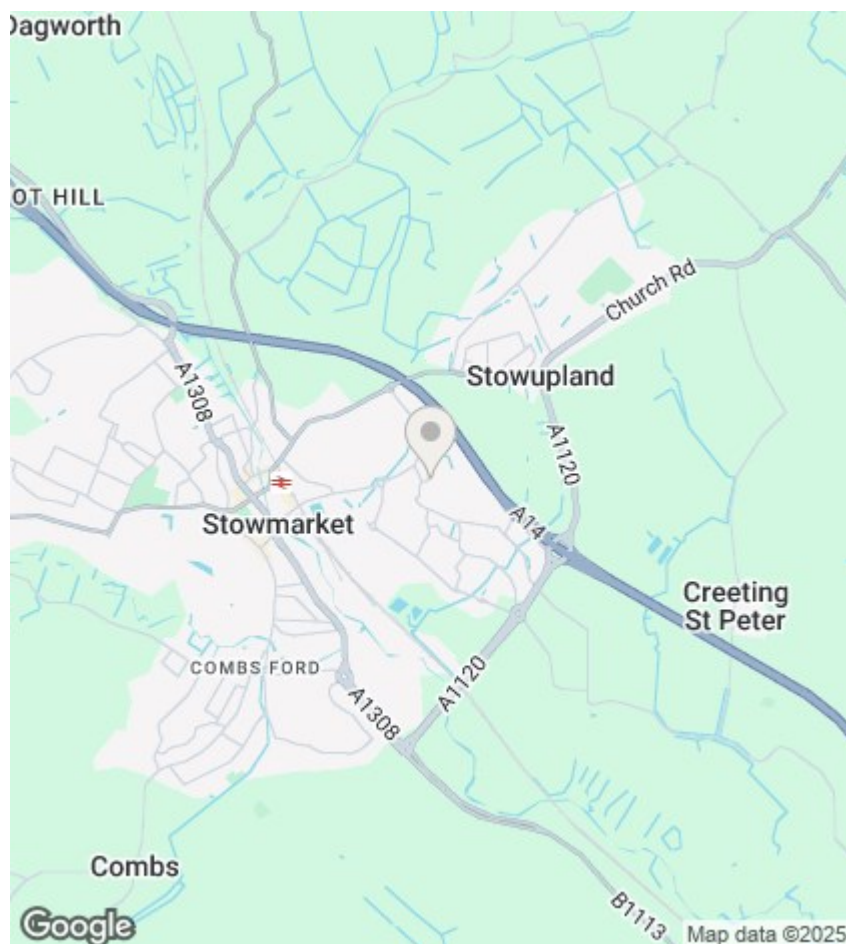
Bathroom

With window to front, bath with mixer tap and shower attachment, low level W/C, pedestal basin, shaver point, 1/2 tiled walls, vinyl floor and radiator.

Outside

To the front of the property is a pathway leading to the front door with shingle areas and hedging. To the rear of the property is a rear garden comprising of patio area ideal for outdoor entertaining, lawn,

shed, summer house, pathway, rear gate for access to rear and for privacy and seclusion is walled all around. With single garage with up and over door and power and light connected and off road parking for one vehicle in front of the garage.



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 2nd exit onto Mortimer Rd Turn right onto Creting Rd E Turn left onto Harrier Way Turn right onto Pintail Rd Destination will be on the left Arrive: Pintail Road, Stowmarket IP14 5FP, UK

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		89
(81-91) B	75	
(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	