



**19 Wayside Close, Stowmarket, IP14 2DY**

**Offers Over £215,000**

- Three Double Bedrooms
- Kitchen/Diner
- Sealed Unit Double Glazed
- Combi Boiler ( 3 Years Old )
- Off Road Parking For One Vehicle Located En-Bloc
- Terraced House
- Garden Room
- Gas Radiator Central Heating
- Part Boarded Loft
- Quiet Location

# 19 Wayside Close, Stowmarket IP14 2DY

Situated in the tranquil cul-de-sac of Wayside Close, Stowmarket, this charming terraced house offers a delightful blend of comfort and convenience. With three generously sized double bedrooms, this property is perfect for families or those seeking extra space. The well-appointed kitchen/diner provides an ideal setting for family meals and entertaining guests, while the inviting garden room extends the living area, allowing for a seamless connection to the outdoors. The property features a single reception room, which serves as a cosy space for relaxation or social gatherings. The bathroom is conveniently located to serve all bedrooms, ensuring practicality for daily living. Additionally, off-road parking for one vehicle adds to the convenience of this lovely home. The peaceful surroundings of this quiet cul-de-sac enhance the appeal, making it an ideal retreat from the hustle and bustle of everyday life.

With its excellent location in Stowmarket, Wayside Close is a wonderful opportunity for anyone seeking a spacious and comfortable home in a serene setting. Residents can enjoy easy access with 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. Making this property a perfect choice for those looking to settle in a friendly community. Don't miss the chance to make this delightful property your own.



Council Tax Band: B



### **Entrance Hall**

With stairs leading to first floor, cupboard housing meters, laminate floor and radiator.

### **Sitting Room**

With large window to front filling the room with natural light and radiator.

### **Kitchen/Diner**

With two windows to rear and door leading to garden room, range of high and low units, sink and drainer, matching worktops and splashbacks, space for cooker, cooker hood, space for fridge freezer, space for tumble dryer or plumbing for dishwasher, vinyl floor and radiator.

### **Garden Room**

With windows all round and door leading to outside, vinyl floor and radiator.

### **First Floor Landing**

With airing cupboard housing Combi boiler and loft access to part boarded loft with pull down ladder and light connected.

### **W/C**

With window to rear, low level W/C and laminate floor.

### **Bathroom**

With window to rear, bath with mixer tap and shower attachment, shower screen, basin in vanity unit, tiled floor, laminate floor and heated towel rail.

### **Bedroom One**

With window to rear and radiator.

### **Bedroom Two**

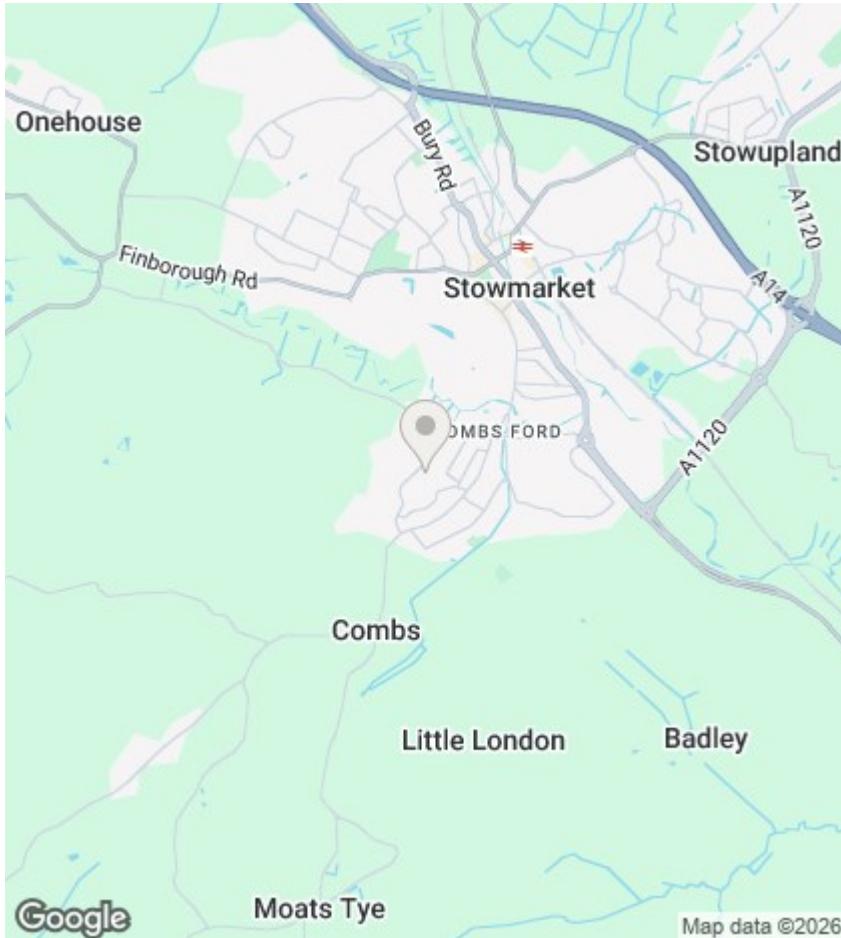
With large window to front filling the room with natural light, large double wardrobe with storage, built-in cupboard and radiator.

### **Bedroom Three**

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

### **Outside**

To the front of the property are steps leading to the front door with storm porch, lawn and shrubs. To the rear of the property is rear garden comprising of tiered decking and small patio area ideal for outside entertaining, lawn, shrubs, shed, and gate leading to rear and for privacy and seclusion is fenced all around. There is off road parking for one vehicle located En- Bloc.



## 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 right onto Hollingsworth Rd At the roundabout, take the 1st exit onto Ipswich Rd At the roundabout, take the 2nd exit onto Needham Rd At the roundabout, take the 2nd exit onto Combs Ln Turn left onto Edgecomb Rd Turn left onto Tylers Way Turn left onto Wayside Cl Destination will be on the right Arrive: Wayside Cl, Stowmarket IP14 2DY, UK

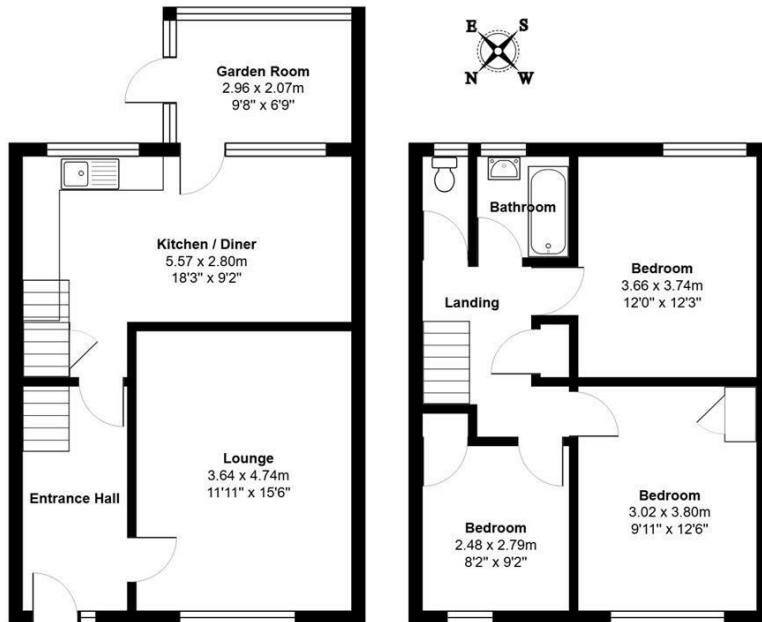
## Viewings

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		
(81-91) B		85
(69-80) C	73	
(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: 93.2 m<sup>2</sup> ... 1003 ft<sup>2</sup>