

BUCKS

PROPERTY AGENTS



18 Binyon Close, Stowmarket, IP14 1UU

Price £280,000

- Three Bedrooms
- Kitchen/Diner
- UPVC Windows
- Combi Boiler
- 1 Yrs NHBC Remaining
- Terraced House
- En-Suite To Master Bedroom
- Gas Radiator Central Heating
- Single Garage And Off Road Parking For Two Vehicles
- No Upward Chain

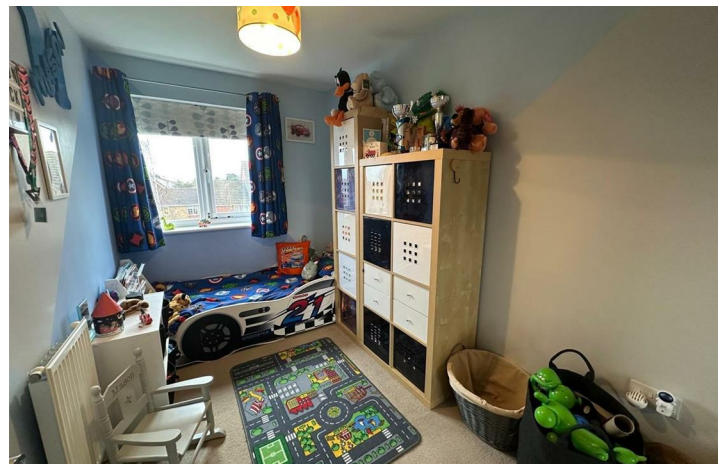
18 Binyon Close, Stowmarket IP14 1UU

Located in the charming area of Binyon Close, Stowmarket, this delightful terraced 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 a spacious kitchen/diner, perfect for family meals and entertaining guests. The inviting sitting room features elegant French doors that open directly onto the rear garden, allowing for a seamless flow between indoor and outdoor living. This space is perfect for enjoying sunny afternoons or hosting gatherings. The property boasts two bathrooms, ensuring convenience for all residents. Additionally, a combi boiler provides efficient heating and hot water, enhancing the overall comfort of the home. Parking is a significant advantage here, with space for three vehicles, including a single garage equipped with power and light. This feature is particularly beneficial for those who require extra storage or a workshop area. This house offers no upward chain, providing you with the flexibility to move in hassle free.

Overall, this terraced house in Binyon Close presents an excellent opportunity for anyone looking to settle in a friendly community while enjoying modern amenities and ample living space 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. Don't miss the chance to make this lovely property your new home.



Council Tax Band: C



Entrance Hall

With stairs leading to first floor, understairs cupboard and radiator.

Sitting Room

With full length windows to rear and French doors leading to rear ideal for indoor/outdoor entertaining, TV point and radiator.

Kitchen/Diner

With window to front, range of high and low units, stainless steel sink and drainer, tiled splashbacks, electric hob with extractor hood and fan, electric oven, integrated washing machine, plumbing for dishwasher, fridge freezer, cupboard housing Combi boiler, vinyl floor and radiator.

Cloakroom

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

First Floor Landing

With loft access and radiator.

Bedroom One

With window to front, double wardrobe with glass sliding doors and radiator.

En-Suite

With window to front, corner shower cubicle, low level W/C, pedestal basin, fully tiled walls, vinyl floor, heated towel rail and radiator.

Bedroom Two

With window to rear and radiator.

Bedroom Three

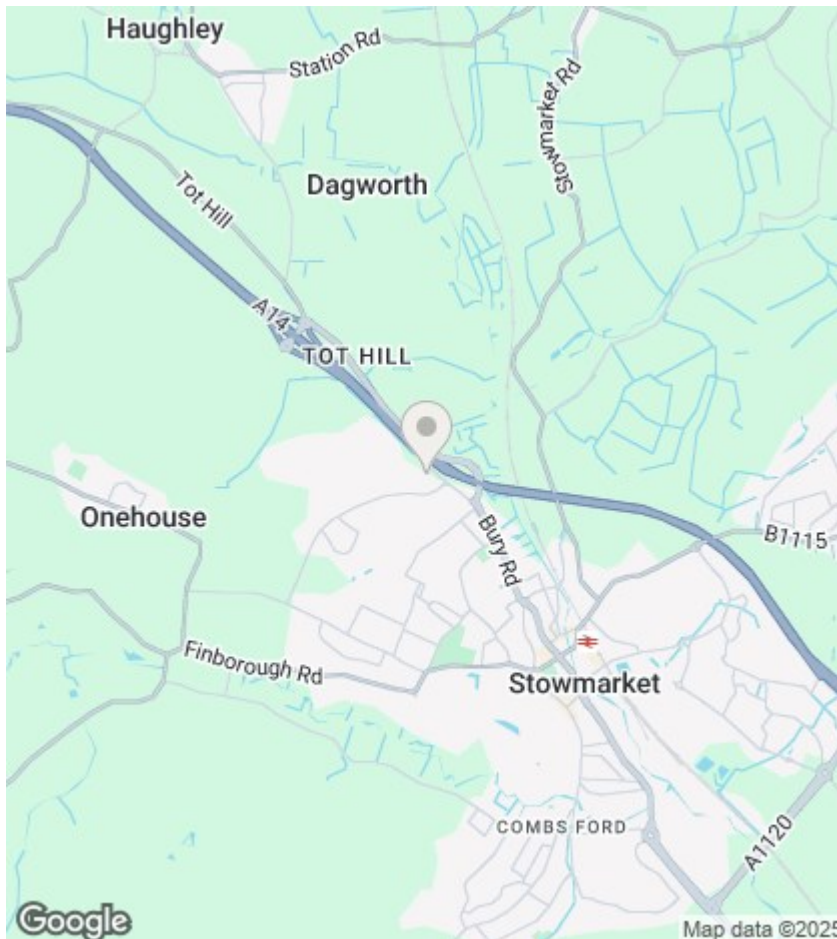
With window to rear, built-in double wardrobe with glass sliding doors and radiator.

Bathroom

With bath, low level W/C, pedestal basin, tiled splashbacks, vinyl floor and radiator.

Outside

To do the front of the property are paving stones leading to the front door with lawn, hedging and shrubs. To the rear of the property is a rear garden comprising of patio area ideal for outside entertaining, lawn, pathway leading to gate leading to single garage with up and over door with power and light connected and shared access to bins 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 left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 1st exit onto Bury Rd At the roundabout, take the 1st exit onto Brooke Wy. Arrive: Stowmarket IP14 1UU, UK

Viewings

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

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(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

