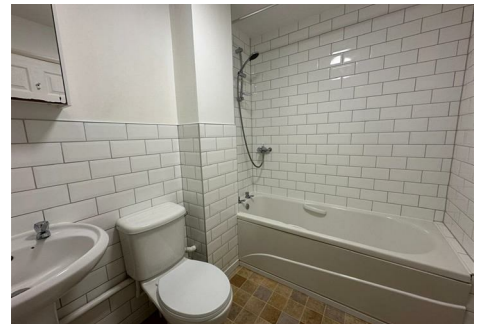


# BUCKS

PROPERTY AGENTS



19 Heron Close, Stowmarket, IP14 1UR

Price £225,000

- Well Presented Three Bedroom Home
- Modern Kitchen/Diner
- Sealed Unit Double Glazing
- Close to Schools and Liesure Centre
- Vacant Possession
- Mid Terrace
- Downstairs Cloakroom
- Gas Radiator Central Heating
- Off Road Parking
- No Upward Chain



# 19 Heron Close, Stowmarket IP14 1UR

Nestled in the tranquil cul-de-sac of Heron Close, Stowmarket, this charming terraced house offers a delightful blend of modern living and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining.

The house is presented to a high standard, ensuring that you can move in with ease and enjoy the contemporary features it has to offer. The layout is practical and functional, making the most of the available space. The bathroom is well-appointed, catering to the needs of a busy household.

Situated within the small development of Burford Reach, this home benefits from a peaceful environment while still being close to essential amenities.

For those with vehicles, the property includes parking for two cars, providing added convenience.

Families will appreciate the proximity to local schools, making the morning school run a breeze. Additionally, the nearby leisure centre offers a range of activities for all ages, promoting an active lifestyle and Stowmarket itself offers something for everyone from local and traditional shops, cafes, restaurants, cinema, medical facilities and railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich. This property on Heron Close is certainly worth considering.



Council Tax Band: C



#### **HALLWAY:**

With telephone point and radiator.

#### **CLOAKROOM:**

With low level WC, hand basin, tiled splash backs, extractor fan and radiator.

#### **SITTING ROOM:**

This is a light and airy room with window to front, stairs to first floor and under stairs cupboard, TV point and telephone point and double glazed doors leading to:-

#### **KITCHEN/DINER:**

With window to rear and French doors to rear, range of high and low level units, matching worktops and splashbacks and tiled splashbacks, integrated gas hob and electric oven with extractor hood and fan, space for fridge freezer, plumbing for washing machine and dishwasher and new combi boiler.

#### **FIRST FLOOR LANDING:**

With loft access.

#### **BEDROOM ONE:**

With two windows to rear, double fitted cupboard with hanging rail, radiator and views to the rear.

#### **BEDROOM TWO:**

With window to front and radiator.

#### **BEDROOM THREE:**

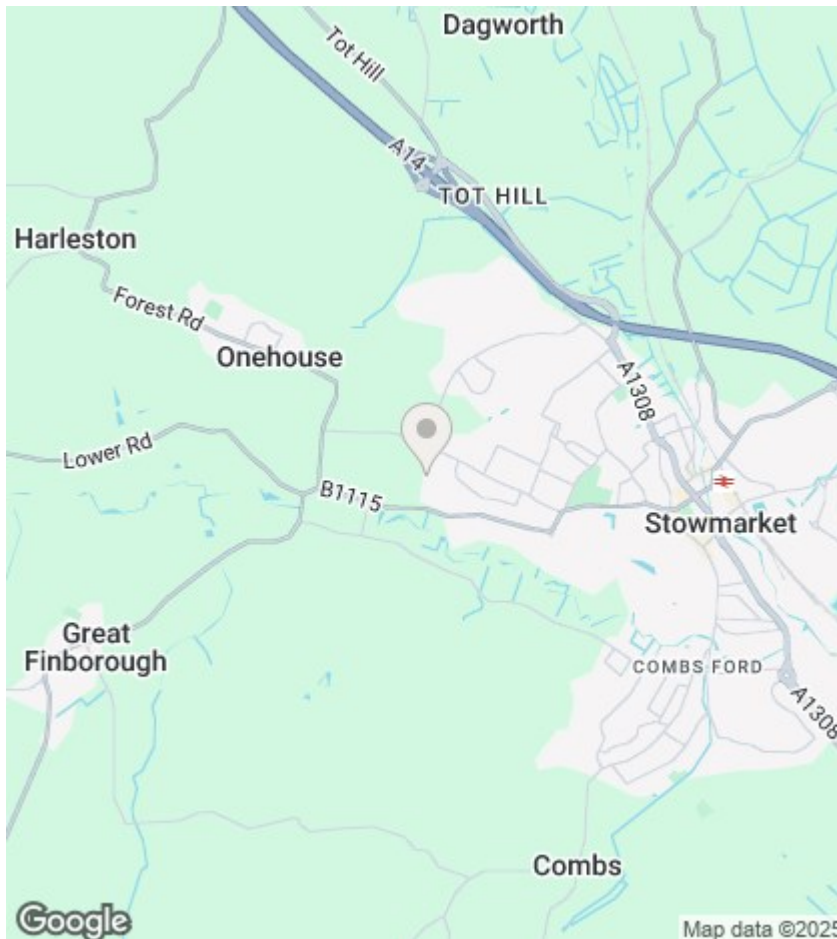
With window to front and radiator.

#### **BATHROOM:**

Which has recently been updated with bath with shower over, low level WC, pedestal basin, storage cupboard that is shelved, extensively tiled walls, extractor fan and radiator.

#### **OUTSIDE:**

To the front of the property is a small garden with shingled area and pathway leading to front door. To the rear of the property is a garden comprising of patio area ideal for outside entertaining during warm summer days, lawn with shrub borders and shed. The property has two allocated parking spaces.



## Directions

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 Slight left towards Chilton Way Slight left onto Chilton Way Turn left onto Onehouse Rd Turn right onto Mallard Way Turn right onto Heron Cl 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) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

