



## GUILLEMOT CLOSE STOWMARKET, IP14 5GJ

£290,000  
FREEHOLD

This well-presented property offers spacious accommodation over three floors with contemporary features throughout and has been stylishly decorated. The ground floor includes a well-designed kitchen/breakfast room, a dining room for entertaining and a convenient downstairs cloakroom. The first floor features an impressive size master bedroom with built-in wardrobes and en-suite, complemented by a relaxing sitting room with the additional benefit of a Juliette balcony. The second floor boasts a second double bedroom with its own en-suite and a further double bedroom currently used as a study/sitting room, all served by a modern family bathroom. The home offers allocated parking and a garage along with a fully enclosed south-facing rear garden. The property is within easy reach of local amenities, as well as excellent transport links including Stowmarket train station (with direct links to London Liverpool Street). Viewing is highly recommended!

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# GUILLEMOT CLOSE

- Well Presented Three Bedroom Town House
- Three Reception Rooms
- Two En-Suites & Modern Family Bathroom
- Gas Fired Central Heating
- South Facing Good Sized Rear Garden
- Allocated Parking & Garage
- Modern Kitchen/Breakfast Room
- No Through Road Location
- Close To Transport Links & Access To A14
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Bright welcoming entrance hall. With understairs cupboard and storage cupboard. Stairs to first floor and radiator.

## Cloakroom

Modern suite with WC and wash basin. Radiator.

## Dining Room

Window to front and radiator.

## Kitchen/Breakfast Room

Stylish well-designed kitchen with a range of wall and base cupboard and drawer units with ample worktops over. Inset sink and drainer. Integrated appliances include built in electric oven and grill, a gas hob with extractor hood over and dishwasher. Space for full American fridge freezer with further cupboards surrounding a built in breakfast bar area. Window to rear and door opening to the garden. Radiator.

## First Floor Landing

Stairs to second floor and window to side.

## Sitting Room

Well-proportioned room with double French doors leading onto a Juliette balcony at the rear. Radiator.

## Bedroom 1

Double room with four door built in wardrobes. Windows to front and radiator.

## En-Suite

WC and wash basin. Fully tiled shower cubicle. Radiator.

## Landing

Window to side.

## Bedroom 2

Double room with built in wardrobes. Windows to rear. Radiator.

## En-Suite

Modern suite with WC and wash basin. Fully tiled shower cubicle. Radiator.

## Bedroom 3

Double room with airing cupboard and loft access. Windows to front and radiator.

## Bathroom

Stylish suite with WC and wash basin. Bath with shower head over, shower screen and surrounded by feature tiles. Radiator.

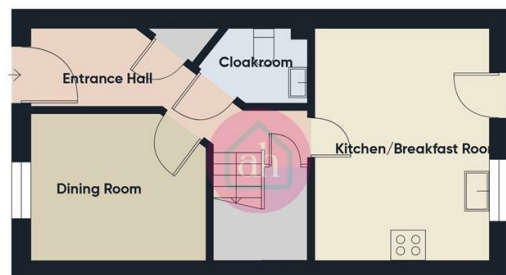
## Outside

## Rear Garden

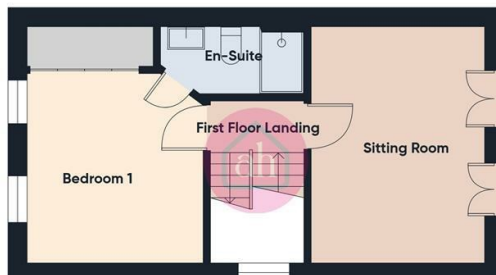
Fully enclosed south facing garden with a patio seating area with the remainder of the garden

## GUILLEMOT CLOSE





Ground Floor



Floor 1



Floor 2

Approximate total area<sup>88</sup>  
1048 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 88        |
| (69-80) C                                   | 77                      |           |
| (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 |           |

EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

allhomes  
28 Thurston Granary, Thurston  
Bury St Edmunds  
Suffolk  
IP33 3QU

01359 234444  
mail@allhomes.uk.com  
allhomes.uk.com

allhomes