



Byron Close
Stowmarket IP14 1GB
£295,000 Freehold

MaxwellBrown

Independent Property Agents

A superbly presented spacious semi-detached house situated on the ever popular Chilton Hall development to the west of Stowmarket town centre giving easy access to the A14 and rail station. The property is found in excellent order with accommodation of Hall, Cloakroom, Lounge, recently refitted kitchen/diner, 3 bedrooms, ensuite shower room and family bathroom. Other benefits include single garage, secluded rear garden, gas central heating and double glazing.



Part-glazed door to:

Entrance Hall:

Stairs to first floor with cupboard under, coving, smoke detector, radiator, doors to:

Kitchen / Diner:

Fitted with a range of grey glossed fronted handleless units with marble effect laminated worktops and upstands comprising composite 1.5 bowl inset sink unit with mixer tap, cupboards drawers and space under, Zanussi dishwasher, induction hob and extractor hood, tall unit housing Zanussi double oven, eye level units, plumbing for automatic dishwasher, grey oak effect laminate flooring, Potterton Combi boiler, LED lighting, 2 radiators, sealed unit double glazed window to front and door to rear.

Cloakroom:

With a white suite of low level WC and pedestal wash basin with mixer tap and plunge plug, tiled splashbacks, radiator, coving, sealed unit double glazed window to rear.

Lounge:

With TV aerial socket, 3 radiators, coving, sealed unit double glazed window to front, French doors and window to side.

First floor landing:

Doors to: over stairs cupboard, radiator, radiator, coving, smoke detector, access to loft, sealed unit double glazed window to rear.

Main Bedroom:

With 2 double fitted wardrobes with sliding doors, radiator, coving, TV aerial socket, sealed unit double glazed window to front.

Ensuite:

With a white suite of low level WC and pedestal wash basin with mixer tap and plunge plug, panelled bath, tiled splashbacks, double shower cubicle with sliding doors housing thermostatic shower, grey oak effect vinyl flooring, extractor fan, radiator, coving, sealed unit double glazed window to rear.

Bedroom 2:

Radiator, coving, sealed unit double glazed window to rear.

Bedroom 3:

Radiator, coving, sealed unit double glazed window to rear.

Bathroom:

With a white suite of low level WC and pedestal wash basin with mixer tap and plunge plug, panelled bath with thermostatic shower over, curtain and rail, 3/4 tiled walls, grey oak effect vinyl flooring, extractor fan, radiator, coving, sealed unit double glazed window to rear.

Outside:

There is a small front garden laid to shrubbery with steps leading to the front door. Tarmac driveway giving car space and leading to the single garage 19' x 9'4" (5.8m x 2.86m) with up and over door, eaves storage space, power and light and personal door to:

Good sized, secluded rear garden with paved patio lawn and stone area. The garden is enclosed by close board fencing.

Services:

We understand from the vendors that all main services are connected to the property.

Council Tax:

Band C. Mid Suffolk district council

Broadband availability:

Highest available speeds

Standard 6Mbps

Superfast 80 Mbps

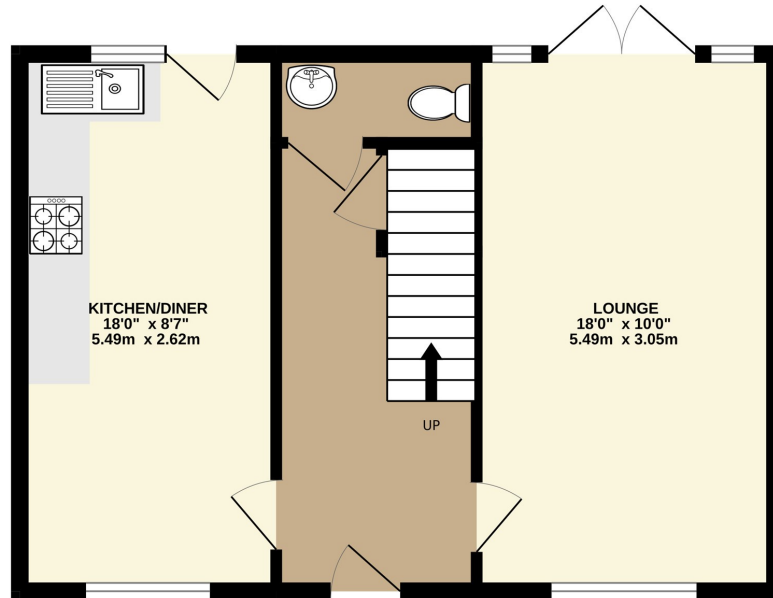
Ultrafast 1100 Mbps

Information from Ofcom.com

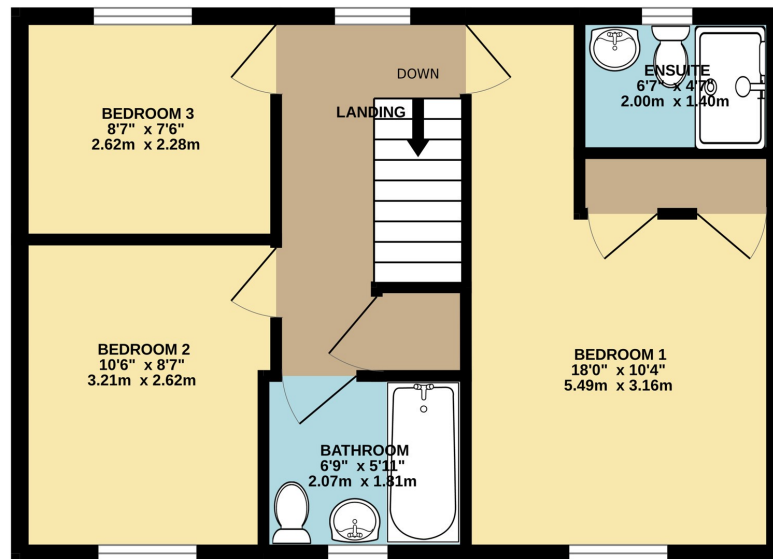
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

