



Winchester Close  
Stowmarket, IP14 1SH  
£259,950 Freehold

**MaxwellBrown**

Independent Property Agents

Situated in a favoured area of Stowmarket close to the High School, leisure centre and less than a mile from the town centre with well presented semi-detached bungalow has been substantially improved and modernised with accommodation of hall, shower room, cloak room, 2 double bedrooms and impressive open planned living area with beautifully refitted kitchen incorporating integrated white goods. The property has gas central heating, double glazing, car port, good sized landscaped rear garden and parking off road for 3 cars.





Sealed unit double glazed door to:

Entrance Hall:

Engineered oak floor, coved ceiling, access to loft, carbon monoxide and smoke detector, built-in cloaks cupboard, shelved cupboard and cupboard housing Baxi combination gas fired boiler supplying central heating and hot water, doors to:

Cloakroom:

Fitted with suite comprising low level WC, corner wash basin with mixer tap and plunge plug, radiator, ceramic tiled floor, window to side.

Shower room:

White suite comprising large walk-in shower with thermostatic shower and glass screen, pedestal wash basin with mixer tap and plunge plug, heated towel rail, porcelain tiled surrounds, coved ceiling, extractor fan, sealed unit double glazed window to side, ceramic tiled floor.

Bedroom 2:

Sealed unit double glazed window to front, radiator, coved ceiling.

Bedroom 1:

Sealed unit double glazed window to front, radiator, coved ceiling, large double fitted wardrobe with sliding doors, shelves and hanging space.

Open planned living room/kitchen:

Lounge area: Engineered oak floor, television point, radiator, coved ceiling open through to:

Kitchen area; Recently refitted with grey gloss handleless units under Quartz worktops with cupboards, space and pan drawers under, inset composite sink unit with mixer tap, Zanussi dishwasher, plumbing for automatic washing machine, tall standing corner pantry unit with carousels, integrated AEG fridge/freezer, Zanussi double oven and combination microwave/oven, Peninsula breakfast bar with AEG 5 burner gas hob and chrome extractor filter with light over, Sealed unit double glazed window and door to rear, ceramic tiled floor:

Dining area/garden room:

Opening from lounge area, Upvc construction double glazed with solid roof, radiator and glazed door to garden.

Outside:

The front garden is open planned and laid to printed concrete resin allowing off road parking space for 3 cars, flower boarders. Double gates to side lead to the carport with gate to the good sized landscaped rear garden with large sandstone patio, step up to decking and shingled areas, timber garden shed. The garden is enclosed by close board fencing.

Services:

All main services are connected to the property.

Council Tax: Band B

Broadband:

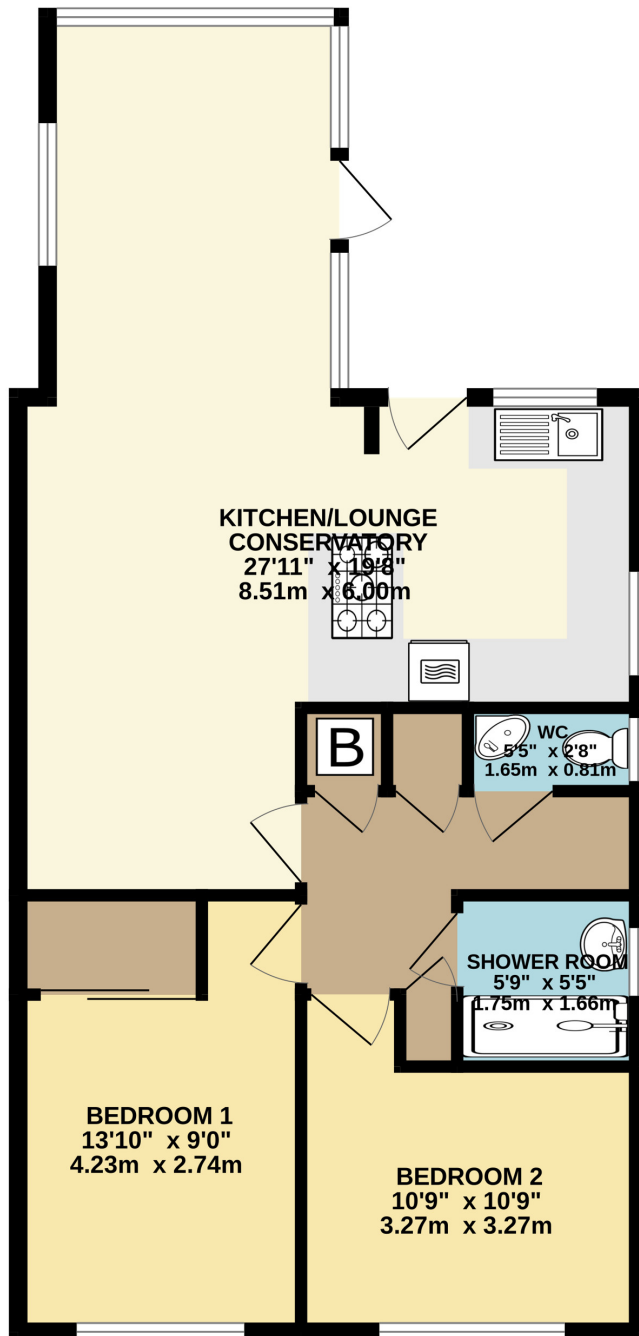
Maximum available download speeds:

Standard	16 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps
Ultrafast	1800 Mbps	220 Mbps

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.7 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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