



Tynan Crescent
Stowmarket IP14 1WB
299,950 Freehold

MaxwellBrown

Independent Property Agents

Set in a pleasant position on the popular Northfield View development to the western outskirts of Stowmarket this superbly presented 2019 built 3 bedroomed house benefits from the remaining 4 years NHBC guarantee, gas central heating, Upvc double glazing, fully fitted kitchen with built-in appliances, large master bedroom with ensuite shower and large built-in wardrobes, enclosed rear garden and off street parking for 2 cars. Viewing highly recommended.



Composite part glazed door to:

Entrance hall: With ceramic tiled flooring, radiator, sealed unit double glazed window to side, Danfoss central heating programmer, stairs to first floor with three drawers and large walk-in cupboard under.

Kitchen: Fitted with a range of white gloss units with grey wood effect worktops and upstands, 1^{1/2} bowl inset single drainer stainless steel sink unit with mixer tap, Zanussi dishwasher under, Zanussi washer / dryer, fridge / freezer, tall double over, gas hob and extractor hood, stainless steel splashbacks, ceramic flooring, eye level units, cupboards and pan drawers, CO monitor, wall mounted spice rack, Ideal logic gas boiler, extractor vent, sealed unit double glazed window to front with shutters.

Cloakroom: Fitted with a white suite of low level WC and pedestal hand basin, tiled splashbacks, ceramic flooring, extractor fan.

Lounge: With radiator, TV aerial socket, sealed unit double glazed window to side and French doors and side panels with integral blinds to rear.

First floor landing: Sealed unit double glazed window with Venetian blind to side, radiator, door to lobby, stairs to second floor, smoke detector, doors to:

Bedroom 2: With radiator, TV aerial socket, sealed unit double glazed window to side.

Bathroom: Fitted with a white suite of panelled bath with thermostatic shower over and glazed screen, pedestal wash basin with mixer tap and plunge plug, low level WC, grey oak effect vinyl flooring, radiator, and extractor fan.

Bedroom 3: Sealed unit double glazed window with Venetian blind to front, radiator.

Stairs to second floor: Lobby with radiator.

Bedroom 1: Velux window with blind to rear, dormer window to front, radiator, smoke detector, 1/2 vaulted ceiling, 4 door mirrored wardrobe with shelves and hanging space, TV aerial socket, access to eaves. Door to:

Ensuite: Fitted with a white suite of double shower cubicle with folding doors housing new Triton electric shower, pedestal wash basin with plunge plug and mixer tap, tiled splashbacks, low level WC, chrome heated towel rail, Velux window, extractor fan, vinyl flooring.

Outside: To the rear there is a paved patio area, artificial grass, timber shed, enclosed by a wall and close boarded fencing. There is a tarmac drive to the side with parking for two cars, the front is open with an electric car charger and bin store.

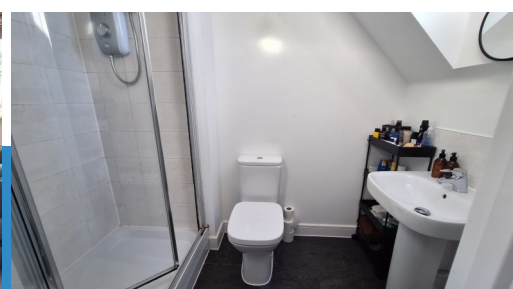
Council tax: Band C. Mid Suffolk District Council.

Broadband download speeds:

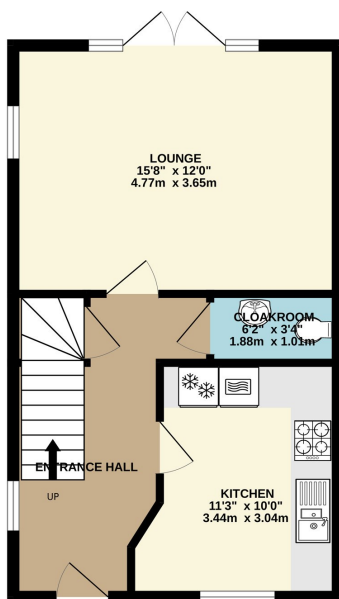
Standard 13 Mbps

Superfast 79 Mbps

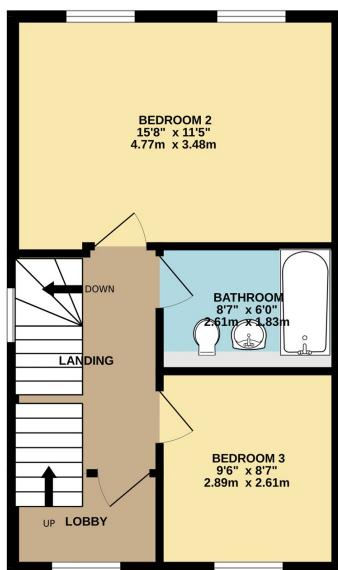
Ultrafast 2000 Mbps



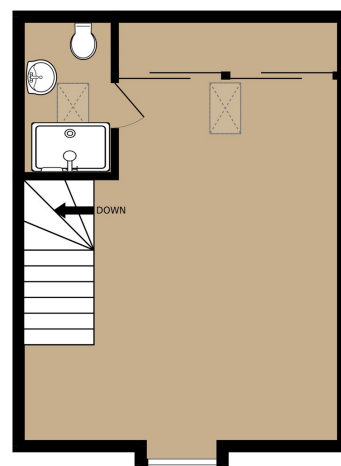
GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.

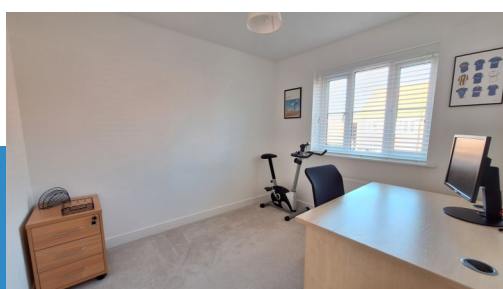
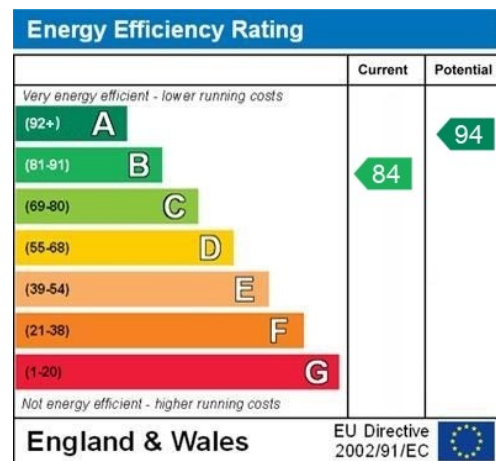


2ND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 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.

