



Heron Close  
Stowmarket IP14 1UR  
£225,000 Freehold

**MaxwellBrown**

Independent Property Agents

A modern well presented 3 bed roomed mid terraced house situated in a quiet cul-de-sac towards the western fringes of Stowmarket on a small development known as Burford Reach, with convenient access to schooling, leisure centre and local amenities. The accommodation includes sitting room, kitchen/diner, family bathroom. Further benefits include double glazing, central heating, gardens to front and rear and two car parking spaces.



**Double glazed front door to:**

**Lounge:**

Oak effect laminated flooring, staircase to the first floor and space underneath, radiator, coving, Drayton thermostatic heating control, television point, sealed unit double glazed window to front aspect, door to kitchen/diner:

**Kitchen/Dining Room:**

Fitted with a range of light blue shaker style units, 1 1/2 bowl single drainer stainless steel sink, plumbing for automatic washing machine, built-in Beko double oven, ceramic hob with extractor over, tiled splashbacks, slate tiled floor, sealed unit double glazed window to rear, part glazed door to rear garden, radiator.

**First floor landing:**

Access to loft, radiator. Doors to:

**Bedroom 1:**

Radiator, oak effect laminate flooring, sealed unit double glazed window to front, TV point, built-in over stairs cupboard.

**Bedroom 2:**

Radiator, oak effect laminate flooring, sealed unit double glazed window to rear.

**Bedroom 3:**

Radiator, sealed unit double glazed window to rear .

**Bathroom:**

Fitted white suite comprising low level W.C. panelled bath with shower mixer tap and screen, pedestal wash basin, tiled splashbacks, radiator, grey oak vinyl flooring, extractor fan.

**Outside:**

The front garden has flower border with planted shrubs and concrete path to front. The rear garden has a good sized patio area and raised flower beds, sleeper retaining wall and steps to newly laid lawned area . The garden is enclosed by close board fencing with gate to side giving access to the communal parking area with two allocated car parking spaces.

**Services:**

It is understood from the vendors that mains electricity, water, gas and drainage are connected to the property.

**Council Tax:**

Band B: payable to Mid Suffolk District Council

**Broadband, Maximum download speeds available:**

Standard download 15Mbps

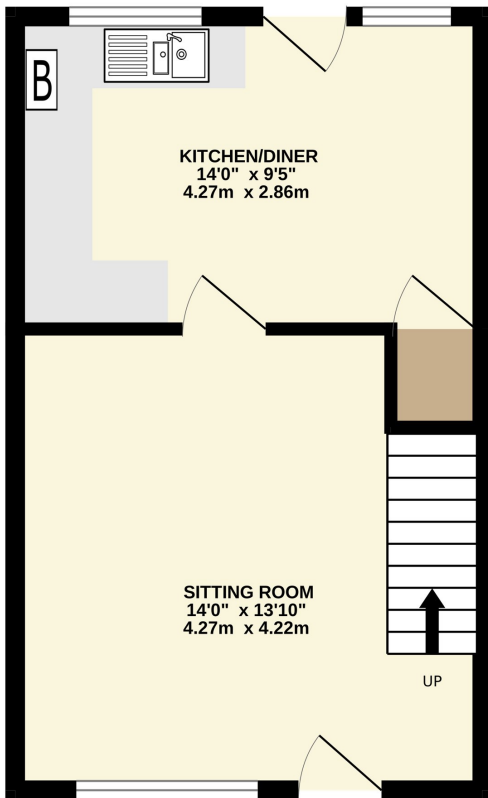
Superfast download 79Mbps

Ultrafast download 1100 Mbps

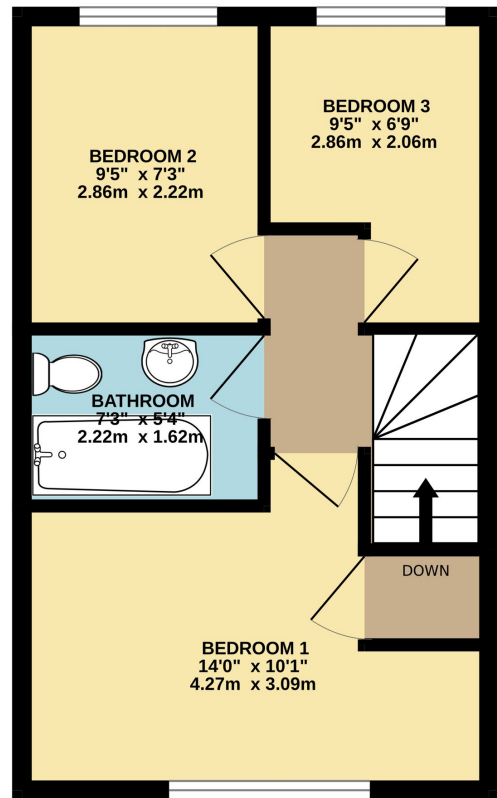
Information source Ofcom.org.uk



GROUND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.

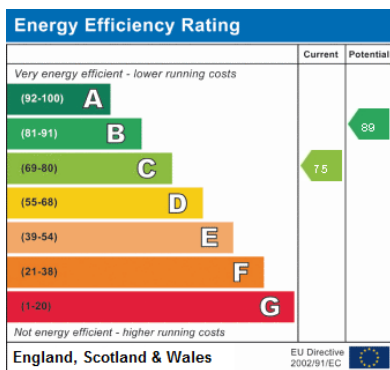


1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 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.

