



Semer Close, Stowmarket
IP14 2PB

Rent: £1100pcm

MaxwellBrown

Independent Property Agents

TO LET– 4th June 2025

A well maintained modern semi-detached house situated on the popular Lavenham Park development to the east of Stowmarket town centre, close to schools & local amenities. The property features lounge, kitchen/diner, 2 bedrooms, family bathroom, along with good sized gardens, single garage and additional parking. This property further benefits from gas central heating and double glazing.



Ground Floor

Sealed unit double glazed door to:

Entrance Lobby

With part glazed door to:

Lounge

With sealed unit double glazed door window to front, artexed and coved ceiling, radiator, TV point, staircase to first floor and part glazed door to:

Kitchen

Fitted with a range of shaker style units with inset single drainer stainless steel sink unit with cupboards and drawers under. Oak effect worktops with cupboards, drawers and space under with plumbing for automatic washing machine and dishwasher. Hotpoint gas hob and electric oven, tiled splashbacks and eye level units. Artexed and coved ceiling, wood effect vinyl flooring, radiator and sealed unit double glazed with and door to garden.

First Floor Landing

Artexed ceiling with access to loft, cupboard housing Baxi combination boiler supplying hot water and heating systems. Doors to:

Bedroom 1

Artexed and coved ceiling, sealed unit double glazed window to front, radiator and a range of built in wardrobes.

Bedroom 2

Sealed unit double glazed window to rear, radiator and artexed ceiling.

Bathroom

Fitted with a white suite comprising panelled bath with shower mixer tap and thermostatic shower, low level flushing suite and pedestal wash hand basin. Tiled splashbacks, radiator, artexed ceiling and sealed unit double glazed window.

Outside

The front garden is open planned and mainly laid to shingle. Concrete driveway to single garage with up and over door, power and light and personal door to rear. The side gate also leads to the rear garden which is of good size and laid mainly to lawn with concrete path and patio area.

Agent's notes

We are offering this property to rent on a minimum initial 6 months Assured Shorthold Tenancy. Please note that interested applicants will be required to pay a £100 holding fee on application to secure the property subject to references, this will be used as part of the first months' rent. One month's rental value for the deposit will be required prior to the start date which will be held by the Deposit Protection Service and returned to the tenant should the property be left in good order and all bills paid.

Services

All main services are connected to the property.

Broadband availability

Highest available download speeds.

Standard 15Mbps

Superfast 80 Mbps

Ultrafast 1000Mbps

Networks in area Trooli & Openreach

Information Source Ofcom

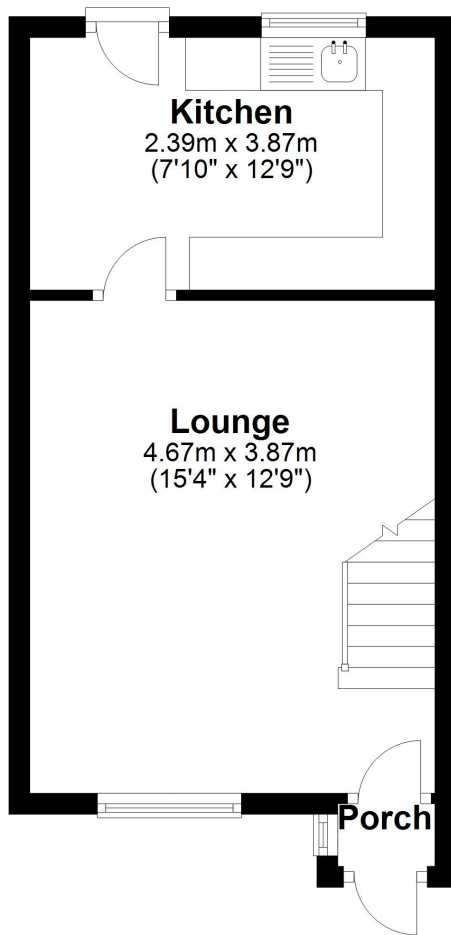
Council Tax

Band B: Mid Suffolk District Council



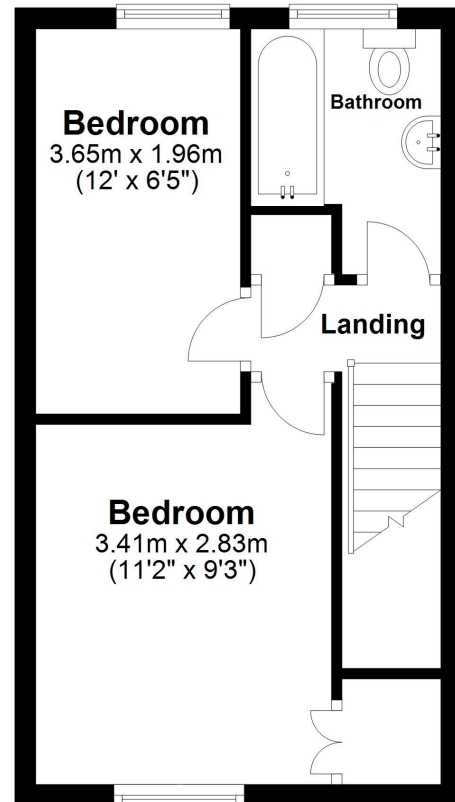
Ground Floor

Approx. 28.4 sq. metres (305.3 sq. feet)

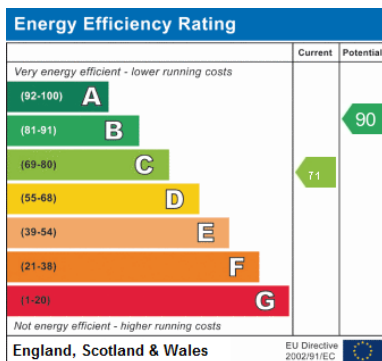


First Floor

Approx. 27.7 sq. metres (298.4 sq. feet)



Total area: approx. 56.1 sq. metres (603.7 sq. feet)





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.

