

# BUCKS

PROPERTY AGENTS



15 Delius Close, Stowmarket, IP14 1TG

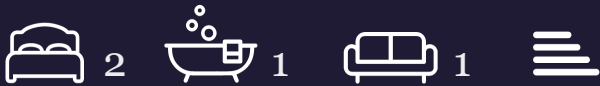
Offers Over £250,000

- Two Bedrooms
- Karndean Flooring Throughout
- Conservatory
- Gas Radiator Central Heating
- Single Garage En-Bloc
- Semi-Detached Bungalow
- Shower Room
- Sealed Unit Double Glazed
- Combi Boiler
- Pedestrianised Access Only Location

# 15 Delius Close, Stowmarket IP14 1TG

Located in the charming area of Delius Close, Stowmarket, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bungalow features a modern shower room and a cloakroom, ensuring practicality for everyday living. One of the standout features of this property is the lovely conservatory, which allows for an abundance of natural light and offers a serene space to enjoy the garden views throughout the seasons. The rear garden is a true gem, complete with a charming summerhouse, providing an excellent spot for hobbies or simply unwinding in the fresh air. For added convenience, the property is equipped with a combi boiler, ensuring efficient heating and hot water. Additionally, a single garage en bloc offers secure parking and extra storage space, a valuable asset in any home.

This bungalow is not only a comfortable living space but also a wonderful opportunity to enjoy a tranquil lifestyle in a sought-after location within Stowmarket offers something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich. With its appealing features and practical layout, this property is sure to attract interest. Do not miss the chance to make this delightful bungalow your new home.



Council Tax Band: B



### Entrance Hall

With shelved built-in cupboard, further built-in cupboard, radiator, loft access to fully boarded loft with pull down ladder, power and light connected, and Combi boiler in loft.

### Sitting Room

9'6" x 14'0"

With window to rear, TV point and radiator.

### Kitchen

10'5" x 10'0"

With window to rear, range of high and low units, sink and drainer, tiled splashbacks, gas hob with extractor hood and fan, eye level electric double oven, space for fridge freezer, plumbing for washing machine and radiator.

### Conservatory

12'9" x 7'3"

With windows all around and two doors leading to outside, tiled floor, underfloor heating and radiator.

### Bedroom One

17'3" x 9'3"

With window to front and radiator.

### Bedroom Two

8'5" x 10'5"

With window to front and radiator.

### Cloakroom

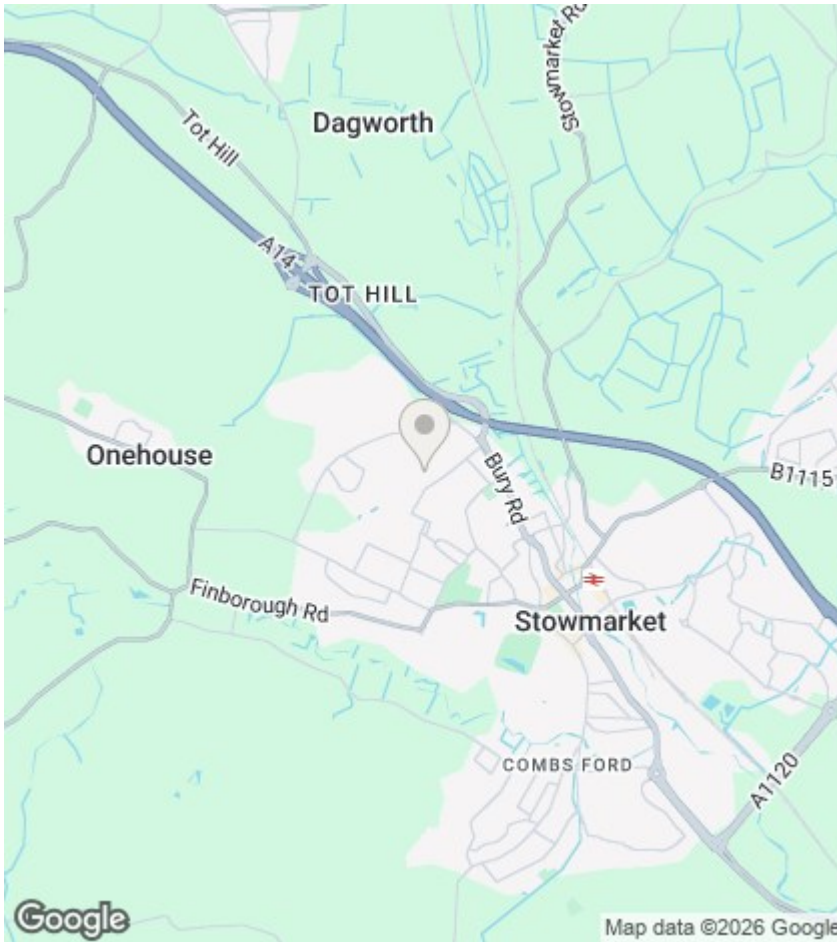
With window to side, low level W/C and radiator.

### Shower Room

With walk in shower, basin in vanity unit, fully tiled walls, tiled floor and radiator.

### Outside

To the front of the property is a path leading to the front door, lawn and tree. To the rear of the property with access through a side gate is a rear garden comprising of lawn, shrub borders, trees, miniature brick wall, Summer house, paving stones and for privacy and seclusion is fenced all around.



## Directions

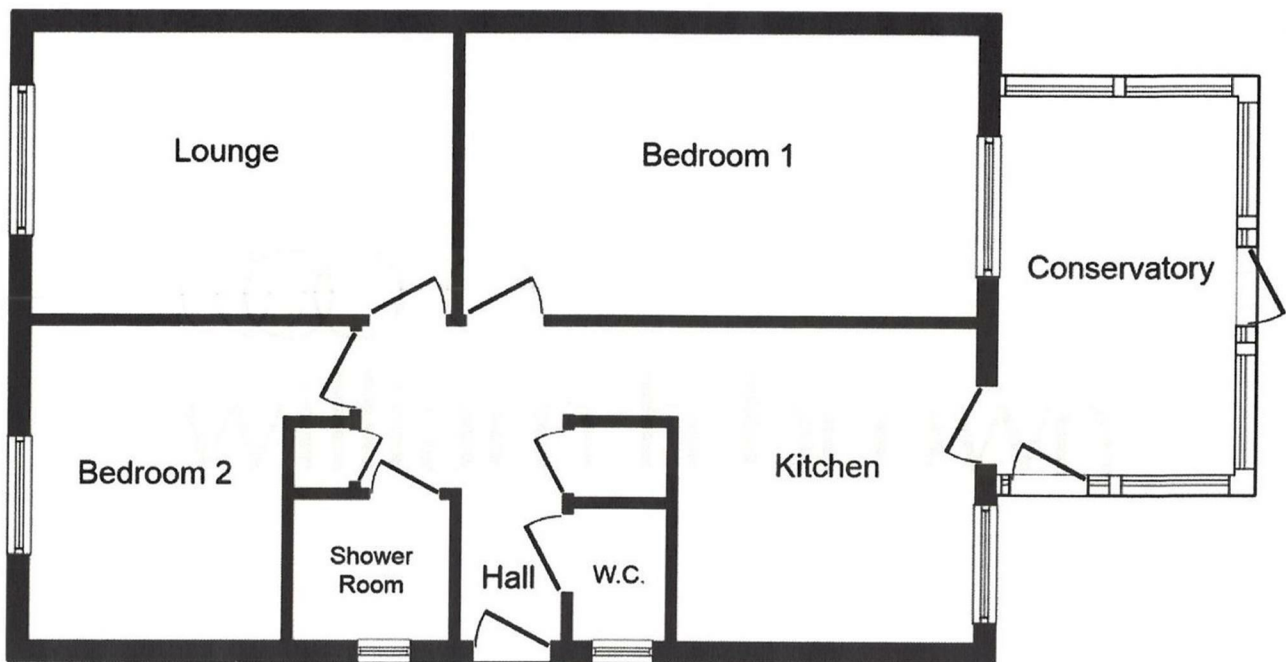
Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 1st exit onto Bury Rd Slight left towards Chilton Way Slight left onto Chilton Way Turn left onto Britten Ave Turn left onto Delius Cl Arrive: Delius Close, Stowmarket IP14 1TG, UK

## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |



**Floor Plan**