



**Wayside Close, Stowmarket, IP14 2DY**

**welcome to**

## **Wayside Close, Stowmarket**

This three bedroom semi-detached house comprises of an open plan living/dining area, kitchen, garage and off road parking. Gardens to front and rear of the property. Close to local amenities & travel links. Call to view now.

### **Accommodation**

#### **Entrance Hall**

Part glazed front door, stairs to first floor, coved ceiling, radiator, dado rail, carpeted flooring.

#### **Dining/Living Room**

Patio door and window to rear, coved ceiling, radiator, fireplace, wall lights.

#### **Kitchen**

Window and door to side, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, space for cooker, washing machine and fridge freezer, wood panelled ceiling, part tiled walls, radiator, wooden laminate flooring.

#### **Landing**

Window to side, access to loft, coved ceiling, wood panelled walls, dado rail, carpeted flooring.

#### **Bedroom One**

Window to rear, coved ceiling, radiator, carpeted flooring.

#### **Bedroom Two**

Window to front, coved ceiling, radiator, carpeted flooring.

#### **Bedroom Three**

Window to rear, coved ceiling, radiator, airing cupboard, carpeted flooring.

#### **Family Bathroom**

Frosted window to front, fitted with a suite comprising of a shower cubicle, panelled bath, pedestal hand wash basin, low level WC, wood panelled ceiling, fully tiled walls, dado rail, radiator, vinyl flooring.

### **Outside**

#### **Front Garden**

Fence enclosed, side access gate, patio and lawn areas.

#### **Garage**

Up and over doors, one outside parking space, power, light and water.

#### **Rear Garden**

Lawn and path to door and side access.



welcome to

## Wayside Close, Stowmarket

- Three bedrooms
- Semi-detached house
- Front and rear garden
- Garage and off road parking
- Gas central heating

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

**£220,000**



Total floor area 80.8 m<sup>2</sup> (870 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**view this property online** [williamhbrown.co.uk/Property/SMK105292](http://williamhbrown.co.uk/Property/SMK105292)



Property Ref:  
SMK105292 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01449 614459**



[stowmarket@williamhbrown.co.uk](mailto:stowmarket@williamhbrown.co.uk)



10 Wilkes Way, STOWMARKET, Suffolk, IP14  
1DE



[williamhbrown.co.uk](http://williamhbrown.co.uk)