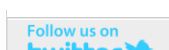


6 THORNEY HALL CLOSE STOWMARKET



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ESTABLISHED | INDEPENDENT | EFFECTIVE

6 THORNEY HALL CLOSE STOWMARKET

Guide Price £275,000



We are pleased to offer for sale this **WELL PRESENTED, DECEPTIVELY SPACIOUS, RECENTLY BUILT, THREE BEDROOM SEMI DETACHED HOUSE**, occupying an appealing small cul-de-sac position, conveniently located within walking distance of the station and town centre. Also offering easy access to the A14.

- SPACIOUS RECEPTION HALL
- GROUND FLOOR CLOAKROOM
- WELL FITTED KITCHEN/DINING ROOM
- SITTING ROOM WITH FRENCH DOORS OVERLOOKING THE GARDEN
- SPACIOUS LANDING
- MASTER BEDROOM WITH EN-SUITE
- TWO FURTHER GENEROUS BEDROOMS
- FAMILY BATHROOM
- 16'7" GARAGE & PARKING
- SECLUDED REAR GARDEN
- NO ONWARD CHAIN
- TWO MINUTE WALK TO THE STATION

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Partners: K.W.Bahar & A.Salisbury

6 THORNEY HALL CLOSE STOWMARKET

SITUATION:
Thorney Hall Close is a small select development of just six houses, built by a reputable local builder, situated close to the town centre. The Suffolk market town of Stowmarket offers an excellent range of shopping and recreational facilities including primary and secondary schooling, health centres, places of worship and library, and importantly a main line rail link to London's Liverpool Street. The town itself lies next to the A14 with easy access to the north and south.

This impressive modern house offers good room sizes. Features include a generous reception hall with ground floor cloakroom, kitchen/dining room is located to the front with the sitting room overlooking the secluded rear garden with French doors. On the first floor a spacious landing gives access to the family bathroom and three generous bedrooms with the master bedroom having en-suite facility. Good amounts of parking to the front of the house lead to the garage, integral to the house, personal door leading to the garden. The property is offered with the benefit of no onward chain.

RECEPTION HALL:
16' 6" x 5' 9" (5.03m x 1.75m) Half glazed panelled entrance door, staircase to the first floor, radiator, wood effect flooring, understairs storage area.

CLOAKROOM:
White suite comprises low level wc and pedestal wash hand basin, extractor fan.

KITCHEN/DINING ROOM:
16' 5" x 7' 3" (5m x 2.21m) Fitted with an excellent range of base and wall mounted units having wood effect panelled doors and drawer fronts, fitted worktops inset one and a half bowl stainless steel sink unit with mixer tap, built-in Stoves stainless steel and glass fan assisted oven, four ring stainless steel hob above, stainless steel extractor connected over, plumbing for washing machine, space for fridge/freezer, newly fitted gas fired boiler concealed within a cupboard, inset spotlights, tile effect flooring, PVC double glazed window to the front aspect.

SITTING ROOM:
13' 6" x 10' 7" (4.11m x 3.23m) Radiator, telephone and tv points, glazed door to the hall, PVC double glazed window and wide French doors opening to the garden.

FIRST FLOOR LANDING:
Smoke alarm, access to the insulated loft space, built-in shelved airing cupboard.

BEDROOM 1:
13' 8" x 8' 3" (4.17m x 2.51m) Radiator, telephone and tv points, two PVC double glazed window overlooking the rear garden.

EN-SUITE:
7' 2" x 5' 3" (2.18m x 1.6m) Suite comprises low level wc, pedestal wash hand basin and built-in shower enclosure with glazed screen, radiator, lower wall tiling.

BEDROOM 2:
16' 5" x 7' 9" (5m x 2.36m) Two radiators, telephone and tv points, double aspect with PVC double glazed windows to the front and rear aspects.

BEDROOM 3:
13' 9" x 6' 5" (4.19m x 1.96m) Radiator, raised shelved area, two PVC double glazed windows to the front aspect.

6 THORNEY HALL CLOSE STOWMARKET

BATHROOM:
White suite comprises panel bath with shower mixer tap, low level wc and pedestal wash hand basin, extractor fan, shaver light, half tiled walls, radiator.

OUTSIDE:
To the front of the house there is an open lawn with adjacent block paved drive providing at least two parking spaces and giving direct access to the garage 16'7" x 8'6", power and light connected, plastered ceiling and painted blockwork, personal door leads to the garden. The rear garden offers a good degree of seclusion with high walled boundary, generous paved patio leading to the lawn, outside tap.

POSTCODE: IP14 5AZ

ENERGY RATING: C - 75

VIEWING:
By arrangement with the agents, Hamilton Smith, 01473 833307, or email us at claydon@hamilton-smith.com You can also visit our web site www.hamilton-smith.com



Total Area: 98.6 m² ... 1061 ft²

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