

**Amis Close, Stowmarket, IP14 1XE**

**welcome to**

## **Amis Close, Stowmarket**

This charming semi-detached home offers an integrated kitchen, cloakroom, living room, three bedrooms, ensuite, plus a family bathroom. Outside, a garage, parking & private garden with patio. Close to schools & amenities, it includes an NHBC warranty—ideal for families. Call to view.

### **Stowmarket**

Situated in the heart of Suffolk, Stowmarket is a charming market town that beautifully blends historical allure with modern amenities. Known for its picturesque landscapes and welcoming community, this quaint town offers a perfect balance of rural tranquillity and urban convenience.

The town is home to several historic landmarks, including the magnificent St. Peter and St. Mary's Church and the Food Museum, which offers a fascinating glimpse into the region's past. The town centre retains its traditional charm, with a delightful mix of period architecture and modern buildings.

Regular local events, farmer's markets, and community gatherings foster a welcoming and inclusive atmosphere. The town's vibrant cultural scene includes theatres, art galleries, and musical performances that cater to diverse tastes and interests.

Stowmarket is well-connected, making it an attractive location for commuters. The town's railway station offers frequent services to London, Cambridge, and Norwich, ensuring that residents can easily access major cities for work or leisure. Additionally, the nearby A14 provides convenient road links to the rest of the country.

The town offers a variety of amenities, supermarkets, and a range of local shops and boutiques. Stowmarket's educational facilities are highly regarded, with several primary and secondary schools available to residents. Additionally, healthcare services are readily accessible, with local clinics and a hospital nearby.

In summary, Stowmarket is a delightful town that offers a high quality of life with its perfect blend of history, community spirit, and modern convenience. Whether you're looking for a peaceful retreat or a vibrant community to call home, Stowmarket is an exceptional choice.

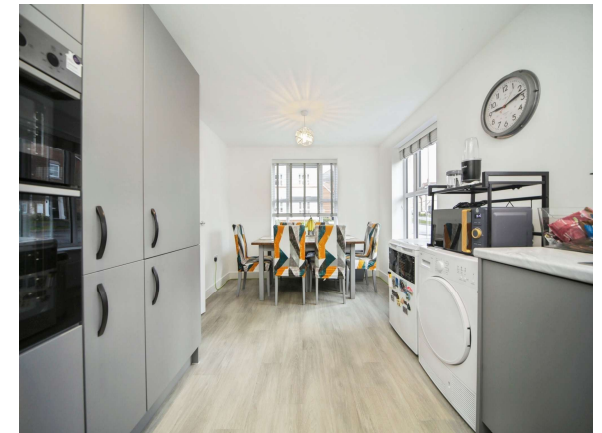
### **Amis Close**

This charming semi-detached home in Stowmarket offers a welcoming entrance hall, complete with two built-in cupboards that provide ample storage space. The heart of this home is its integrated kitchen/diner, equipped with modern conveniences for all your culinary adventures. Additionally, the ground floor includes a convenient cloakroom, perfect for guests. The living room is a bright and airy space, graced with French doors that open to the side, blending indoor and outdoor living seamlessly.

Upstairs, the property features three well-proportioned bedrooms. The primary bedroom boasts an ensuite, offering privacy and comfort. The family bathroom is fitted with a sleek three-piece suite, providing a tranquil retreat for relaxation.

The exterior of the property is equally impressive. A garage and a single off-road parking space are situated at the front, ensuring convenience for vehicle access. The private garden, enclosed with fencing and featuring a side access gate, offers both security and serenity. It includes a delightful hosting patio area, ideal for entertaining guests, and artificial grass for easy maintenance.

This home is ideally located, being close to local schools, amenities, and a playground, making it a perfect choice for families. Furthermore, the property benefits from the NHBC warranty, ensuring peace of mind for new homeowners.





### **Accommodation Entrance Hall**

Part glazed front door, stairs to first floor, two built in cupboards, radiator. vinyl flooring.

### **Kitchen/Diner**

Window to front, two windows to sides, fitted with wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, double electric oven with gas hob and extractor fan over, integrated fridge freezer, dish washer and washing machine, spotlights, part tiled walls, radiator, vinyl flooring.

### **Cloakroom**

Low level WC, pedestal hand basin with mixer tap and splash back, extractor fan, heated towel rail, vinyl flooring.

### **Living Room**

Window to front, window and French doors to side, TV point, two radiators, vinyl flooring.



### **Landing**

Access to loft, radiator, carpeted flooring.

### **Bedroom One**

Windows to front and side, built in wardrobe, radiator, carpeted flooring.

### **Ensuite**

Fitted with a shower cubicle, pedestal hand wash basin with mixer tap, low level WC, spotlights, extractor fan, part tiled walls, radiator, vinyl flooring.

### **Bedroom Two**

Windows to front and sides, radiator, carpeted flooring.

### **Bedroom Three**

Window to side, radiator, carpeted flooring.

### **Family Bathroom**

Frosted window to front, fitted with a panelled bath with shower over and screen, pedestal hand wash basin, low level WC, spotlights, extractor fan, heated towel rail, part tiled walls, vinyl flooring.

### **Outside Garage**

Up and over doors, one outside parking space to front.

### **Rear Garden**

Fence and wall enclosed with side access gate, patio and artificial grass.

### **Agents Note**

The council tax band is listed as an E and is currently being reviewed.



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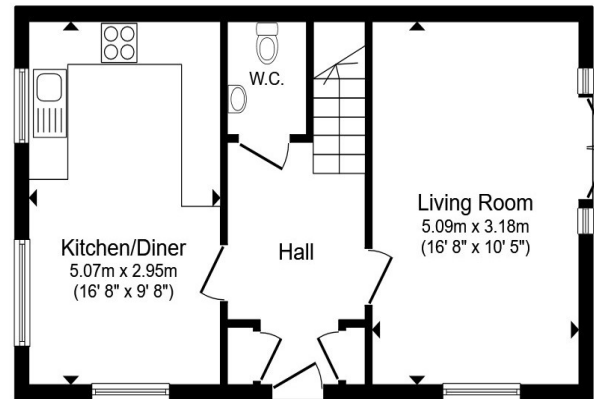
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## Amis Close, Stowmarket

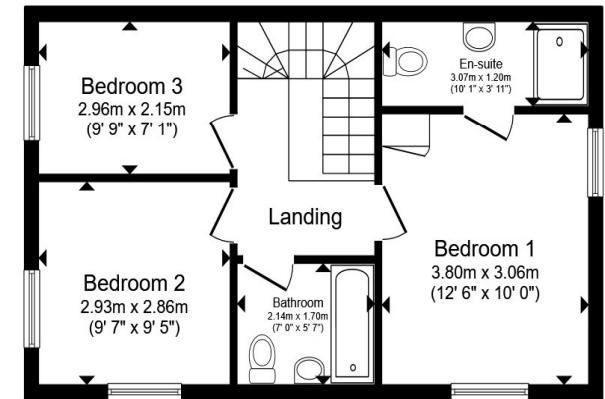
- Three bedroom semi-detached house
- Family bathroom, ensuite & downstairs cloakroom
- Private rear garden
- Garage & off road parking
- Gas central heating

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

offers in the region of  
**£325,000**



Ground Floor



First Floor

Total floor area 86.0 m<sup>2</sup> (925 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)



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Property Ref:  
SMK105295 - 0006

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