

# BUCKS

PROPERTY AGENTS



1 Naughton Gardens, Stowmarket, IP14 2RA

Price £275,000

- Three Bedrooms
- Situated Within Corner Plot
- Sealed Unit Double Glazed
- Combi Boiler Installed 2021
- Off Road Parking For Three Vehicles
- Detached House
- Kitchen/Diner
- Gas Radiator Central Heating
- Vacant Possession And No Upward Chain
- Single Garage

# 1 Naughton Gardens, Stowmarket IP14 2RA

Welcome to the charming area of Naughton Gardens, Stowmarket, this delightful detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room features elegant French doors that open directly into the rear garden, creating a seamless connection between indoor and outdoor living. The heart of the home is the spacious kitchen/diner, which provides an excellent space for family meals and entertaining guests. The layout is both practical and welcoming, making it easy to enjoy everyday life. Set on a generous corner plot, this property boasts ample off-road parking for up to four vehicles, ensuring that you and your guests will never be short of space. Additionally, the single garage, complete with an up-and-over door, power, and light, offers further convenience for storage or hobbies. This home is not just about the interior; the outdoor space is equally appealing, providing a lovely garden area for relaxation and play. This house offers vacant possession with no upward chain, providing you with the flexibility to move in hassle free.

In summary, this detached house in Naughton Gardens is a wonderful opportunity for those looking for a comfortable family home in a desirable 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 practical features and inviting atmosphere, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your own.



Council Tax Band: C



### Entrance Hall

With window to front, stairs leading to first floor and radiator.

### Sitting Room

With window to front and French doors leading to rear ideal for indoor/outdoor entertaining additionally illuminating the room with natural light, TV point and two radiators,

### Kitchen/Diner

With windows to front, side and rear, range of high and low units, stainless steel sink and drainer, tiled splashbacks, space for range cooker with extractor hood and fan, integrated fridge freezer, integrated washing machine and dishwasher and tiled floor.

### Cloakroom

With window to front, low level W/C, basin, tiled floor and radiator.

### First Floor Landing

With window to rear.

### Bedroom One

With window to front, built-in wardrobe to one wall, loft access and radiator.

### Bedroom Two

With window to front, built-in wardrobe to one wall and radiator.

### Bedroom Three

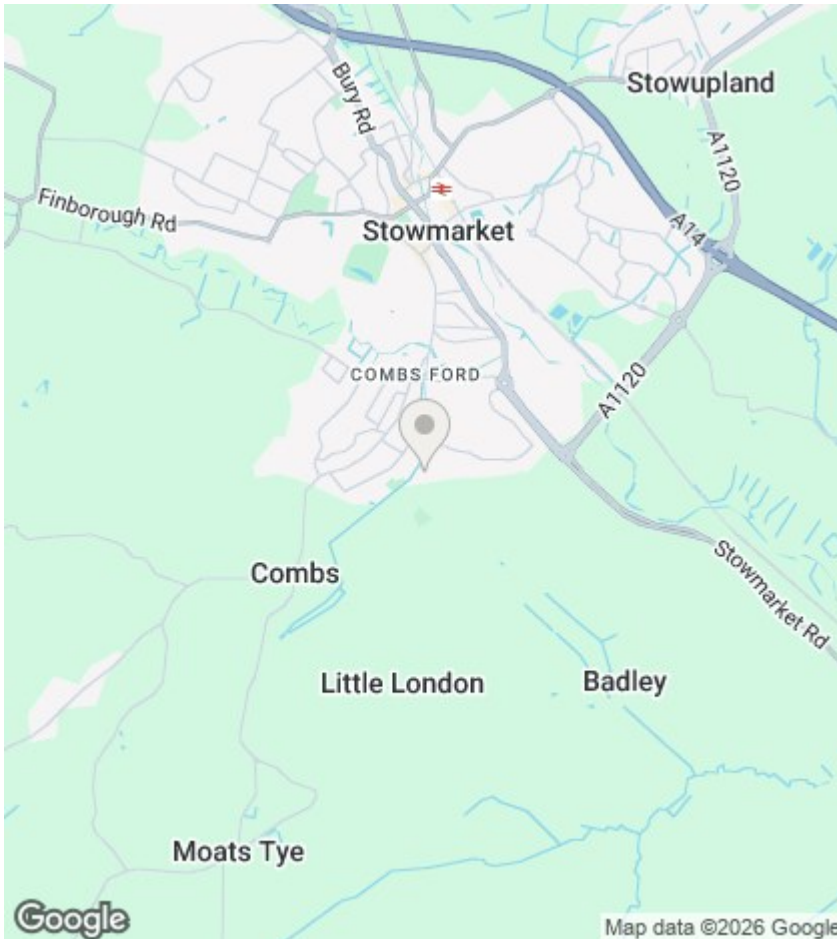
With window to rear and radiator.

### Bathroom

With window to rear, bath with shower over, low level W/C, pedestal basin, shaver point, fully tiled walls, cupboard housing Combi boiler and tiled floor.

### Outside

To the front of the property is a block paved driveway providing off road parking for three vehicles additionally leading to a single garage with up and over door and power and light connected, lawn, tree, shrubs and hedging. To the rear of the property with pathway and access through a side gate is a rear garden comprising of two patio areas ideal for outside entertaining, lawn, trees 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 right onto Gipping Way/A1308 Turn right onto Hollingsworth Rd At the roundabout, take the 1st exit onto Ipswich Rd At the roundabout, take the 2nd exit onto Needham Rd Turn left onto Lavenham Wy Turn right onto Lindsey Way Turn left to stay on Lindsey Way Turn right onto Naughton Gardens Destination will be on the right Arrive: Naughton Gardens, Stowmarket IP14 2RA, UK

## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		69	
(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	