

# BUCKS

PROPERTY AGENTS



19 Swan Close, Stowmarket, IP14 1UT

Guide Price £284,000

- Three Bedrooms
- Newly Fitted En-Suite To Master Bedroom
- Conservatory
- Gas Radiator Central Heating
- Off Road Parking for 2 Vehicles & Single Garage
- Semi-Detached House
- Kitchen/Diner
- Newly Fitted Family Bathroom
- Combi Boiler
- No Upward Chain

# 19 Swan Close, Stowmarket IP14 1UT

Nestled in the charming area of Swan Close, Stowmarket, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, including a master suite featuring a newly fitted en-suite, this property is ideal for families or those seeking extra space. The heart of the home is undoubtedly the spacious kitchen/diner, which provides an inviting area for family meals and entertaining guests. The addition of a conservatory enhances the living space, allowing for an abundance of natural light and a lovely view of the south-facing rear garden. This outdoor area is perfect for enjoying sunny days and hosting gatherings. The property boasts two bathrooms, including a newly fitted family bathroom, ensuring convenience for all residents. Parking is a breeze with off-road space for two vehicles, complemented by a single garage that is equipped with power and light, making it suitable for various uses. This house offers no upward chain, providing you with the flexibility to move in hassle free.

This home is not only well-appointed but also conveniently located, making it an excellent choice for those looking to settle in a friendly community within Stowmarket offering 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 modern features and ample space, this property is a must-see for anyone seeking a comfortable and stylish living environment in Stowmarket.



Council Tax Band: C



### Entrance Hall

With laminate floor and radiator.

entertaining, lawn, shrub borders and for privacy and seclusion is fenced all around.

### Sitting Room

With window to front, stairs leading to first floor, understairs cupboard, TV point, radiator and single glazed doors leading into :-

### Kitchen/Diner

With window to rear and double glazed French doors leading to conservatory, range of high and low units, gas hob with extractor hood and fan, electric oven, tiled splashbacks, space for fridge freezer, plumbing for washing machine and dishwasher, space for tumble dryer, Combi boiler on the wall, tiled floor and radiator.

### Conservatory

With windows all around and double glazed French doors leading to rear garden ideal for indoor/outdoor entertaining and laminate flooring.

### Cloakroom

With low level W/C, basin, 1/2 tiled walls, tiled floor and radiator.

### First Floor Landing

With access to part boarded loft with ladder.

### Bedroom One

With two windows to rear, built-in double wardrobes and radiator.

### En-Suite

With new fitted shower cubicle, low level W/C, pedestal basin and tiled floor.

### Bedroom Two

With window to front and radiator.

### Bedroom Three

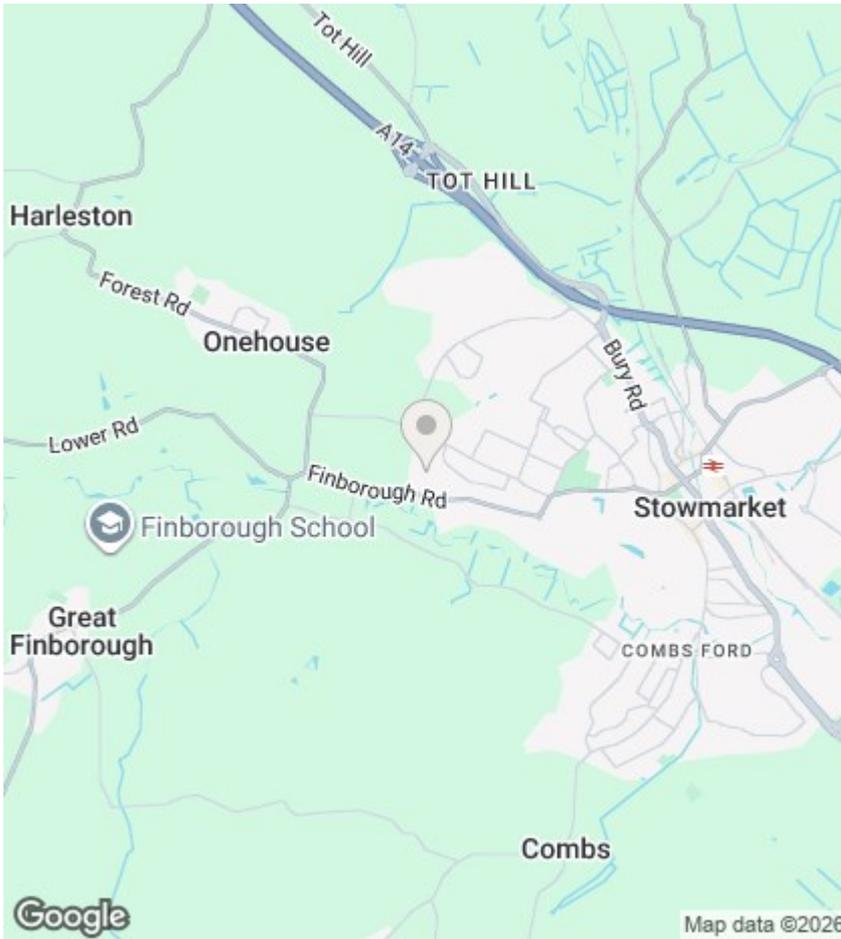
With window to front and radiator.

### Bathroom

With newly fitted bath with shower over, shower screen, low level W/C, pedestal basin, 1/2 tiled walls, tiled floor and heated towel rail.

### Outside

To the front of the property is a pathway leading to the front door, lawn, shrubs, driveway providing off road parking for two vehicles and single garage with up and over door and power and light connected. To the rear of the property is a South facing rear garden comprising of patio area ideal for outside



## Directions

Market Pl, 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 Onehouse Rd Turn right onto Mallard Way Turn left onto Swan Cl Turn right Destination will be on the right Arrive: Swan Close, Stowmarket IP14 1UT, UK

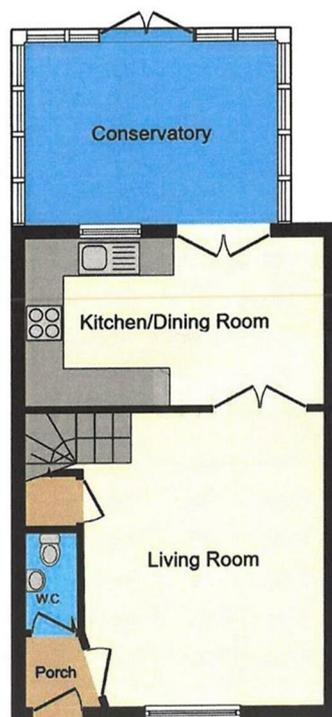
## Viewings

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

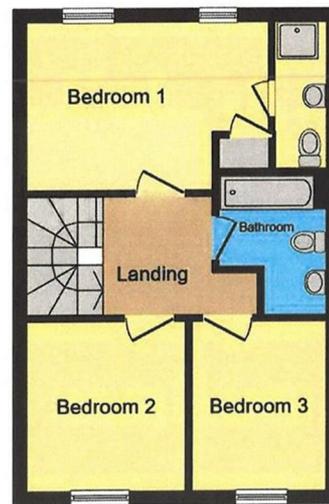
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		74	
(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	



Ground Floor



First Floor