

# BUCKS

PROPERTY AGENTS



40 Polstead Close, Stowmarket, IP14 2PJ

Offers Over £200,000

- Three Bedrooms
- Wet Room
- Gas Radiator Central Heating
- Single Garage En-Bloc
- Close To Local Primary School
- Mid-Terraced House
- Sealed Unit Double Glazed
- Off Road Parking For One Vehicle
- Needs Some Modernisation
- Cul-De-Sac Location

# 40 Polstead Close, Stowmarket IP14 2PJ

Nestled in the charming area of Polstead Close, Stowmarket, this delightful mid-terrace 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 provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The house features a modern wet room, ensuring practicality and ease of use for all residents. Additionally, the property boasts a single garage en-bloc, providing secure storage and off road parking space in front of the garage. The rear garden is a true highlight, offering a fenced lawn area that is perfect for outdoor activities, gardening, or simply enjoying the fresh air. This space is ideal for children to play or for hosting summer barbecues with friends and family.

Conveniently located close to a local primary school, this property is perfect for families with children, ensuring that education is just a short walk away. With its appealing features and prime location, this mid-terrace house in Stowmarket offers something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich.



Council Tax Band: B



### Entrance Porch

With glazed windows to front and side and built-in cupboard.

### Sitting Room

With window to front, gas fire on wall, stairs to first floor and radiator.

### Kitchen/Diner

With window to rear and French doors leading to rear illuminating the room with natural light, range of high and low, tiled splashbacks, space for cooker and fridge freezer, plumbing for washing machine, boiler on the wall, tiled floor and radiator.

### First Floor Landing

With loft access and radiator.

### Bedroom One

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

### Bedroom Two

With window to rear and radiator.

### Bedroom Three

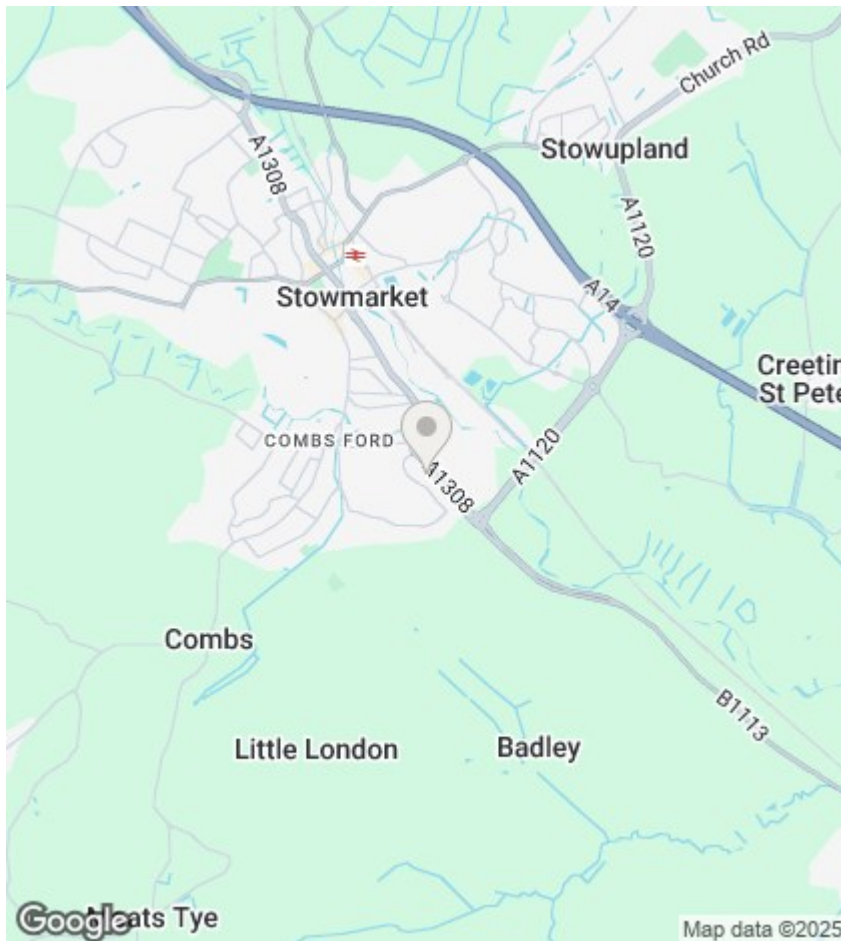
With window to front and radiator.

### Wet Room

With window to rear, shower, low level W/C, basin, non slip floor and airing cupboard housing hot water tank.

### Outside

To the front of the property is a sloping lawn with steps leading to the front door and shrubs. To the rear of the property is a rear garden comprising of patio area ideal for outdoor entertaining, lawn with pathway, shrub borders and for privacy and seclusion is fenced. With gate leading to further lawn area fenced with access to garage. With single garage en-bloc with up and over door and power and light connected additional to off road parking for one vehicle.



## 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 At the roundabout, take the 3rd exit onto Melford Rd Turn left onto Polstead Cl Destination will be on the left Arrive: Polstead Close, Stowmarket IP14 2PJ, 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) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 69.2 m<sup>2</sup> ... 745 ft<sup>2</sup>