

BUCKS

PROPERTY AGENTS



7 Quail Close, Stowmarket, IP14 5FS

Guide Price £485,000

- Five Double Bedrooms
- Two Bedrooms With En-Suites
- Utility Room
- UVPC Windows
- Hive Heating Control System
- Detached House
- Garden Room
- Study
- Gas Radiator Central Heating
- Single Garage/Off Road Parking For 2/3 Vehicles

7 Quail Close, Stowmarket IP14 5FS

Nestled in the tranquil Quail Close, Stowmarket, this impressive detached house offers a perfect blend of space and comfort, ideal for family living. With five generously sized double bedrooms, including two that feature en-suite bathrooms, this property ensures ample privacy and convenience for all family members. The heart of the home is a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones. Additionally, a dedicated study provides an excellent space for those who work from home or require a quiet area for study. The well-appointed utility room adds to the practicality of the home, making laundry and household chores a breeze. Outside, the double garage offers secure parking for one vehicle, while the other half boasts a room conversion presenting an exciting opportunity for additional storage or a workshop. With parking available for up to three vehicles, this home is not only spacious but also highly functional.

The surrounding area of Stowmarket is known for its community spirit and 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 and convenient amenities, making it an ideal location for families and professionals alike. In summary, this detached house on Quail Close is a rare find, combining generous living spaces, modern conveniences, and a desirable location. It is a perfect opportunity for those seeking a comfortable and stylish family home.



Council Tax Band: E



Entrance Hall

With stairs to first floor, understairs cupboard, built-in cupboard, ceramic floor.

Cloakroom

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

Study

With windows to side and front and radiator.

Sitting Room

With window to front, gas fire with marble hearth and wooden surround, TV point and two radiators.

Garden Room

With eight Velux windows, two sets of French doors and full length windows illuminating the room with natural light also ideal for indoor/outdoor entertaining, electric blinds, multi fuel burner and ceramic tiled floor.

Kitchen

With windows to rear and side filling the room with natural light, range of modern high and low units, stainless steel butler sink and drainer, wooden worktops with matching splashbacks, space for range cooker with extractor hood and fan, island with drawers and wine fridge, two integrated fridge freezers, breakfast bar, cupboard housing boiler, ceramic floor, radiator and leading into the garden room.

Utility Room

With window to side, range of high and low units, matching worktops and splashbacks, stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer, ceramic floor and radiator.

First Floor Landing

With window to front, built-in cupboard housing hot water tank, stairs to second floor landing and radiator.

Bedroom One

With window to front, dressing area with two built-in double wardrobes and radiator.

En-Suite

With window to rear, large corner shower cubicle, low level W/C, basin in vanity unit, fully tiled walls, tiled floor and radiator.

Bedroom Two

With windows to rear and side flooding the room

with natural light, built-in double wardrobes, loft access and radiator.

En-Suite

With window to side, shower cubicle, low level W/C, basin in vanity unit, fully tiled walls and floor and radiator.

Bedroom Three

With windows to front and side filling the room with natural light and radiator.

Shower Room

With window to side, walk-in shower, low level W/C, basin over vanity unit, fully tiled walls and floor and radiator.

Second Floor Landing

With window to rear, two built-in cupboards and radiator.

Bedroom Four

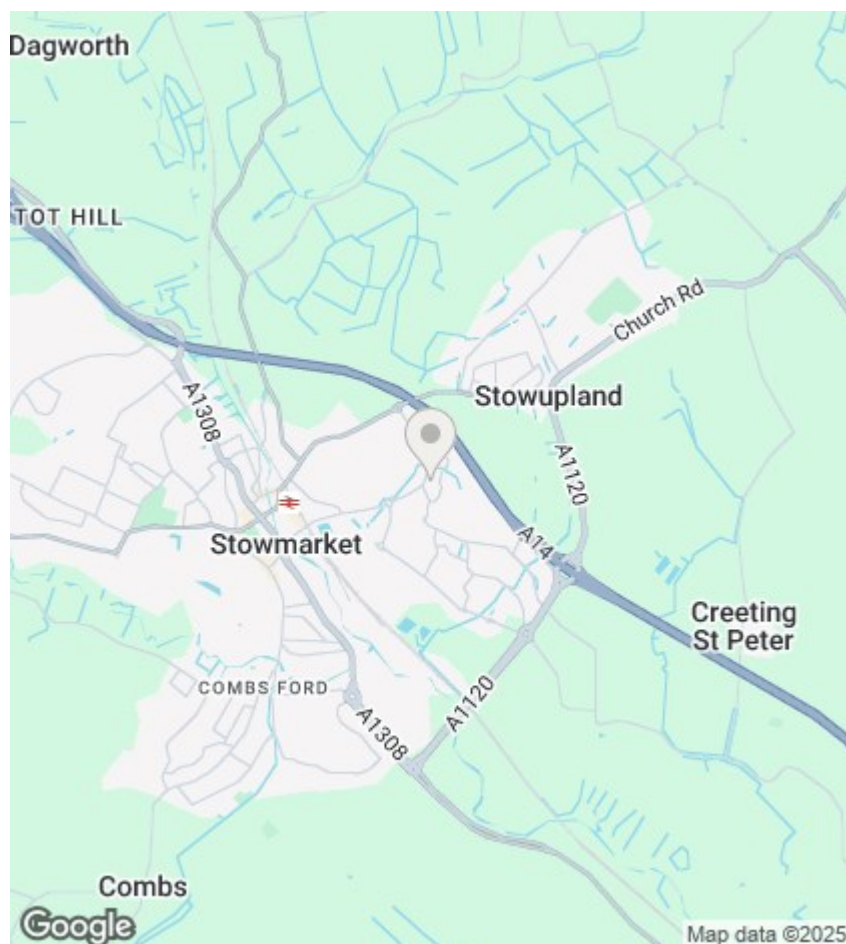
With window to front, built-in wardrobe with additional storage cupboards and radiator.

Bedroom Five

With window to front and Velux window to rear and radiator.

Outside

To the front of the property is a shale and brick area with shrubs. To the side of the property a side gate leading to the rear garden comprising of decking area with raised decking area ideal for outdoor entertaining, lawn, raised shrub beds with shrubs and for privacy and seclusion is wall and fenced all round. Property provides a double garage with one half of the garage converted into a room with windows to front and rear, French doors leading to rear garden, loft access and electric heater on wall, single garage with up and over door, personnel door to rear and power and light connected. Off road parking for 2/3 vehicles including the single garage.



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/A130 Turn left onto Navigation Approach At the roundabout, take the 2nd exit onto Mortimer Rd Turn right onto Creting Rd E Turn left onto Harrier Way Turn left onto Quail Cl Destination will be on the right Arrive: Quail Close, Stowmarket IP14 5FS, 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		
(69-80) C	75	82
(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	