

# BUCKS

PROPERTY AGENTS



25 Robin Close, Stowmarket, IP14 5NG

Guide Price £265,000

- Mid Terrace Home
- En Suite to Master Bedroom
- Sealed Unit Double Glazing
- Single Garage
- Quiet Cul De Sac Location
- Three Double Bedrooms
- Kitchen/Diner
- Gas Radiator Central Heating
- Two Off Road Parking Space

# 25 Robin Close, Stowmarket IP14 5NG

Nestled in the tranquil cul-de-sac of Robin Close, Stowmarket, this charming mid-terrace house offers a perfect blend of comfort and modern living. With three spacious double bedrooms, this property is ideal for families or those seeking extra space. The well-appointed reception room, designed with a contemporary touch, provides a welcoming atmosphere for relaxation and entertaining. The modern kitchen is equipped with all the necessary amenities, making it a delightful space for culinary enthusiasts. The property boasts two bathrooms, ensuring convenience for all residents and guests alike. Outside, you will find ample parking for up to three vehicles, a rare find in such a peaceful setting. The location offers a sense of community and an excellent choice for both families and professionals. 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. This home is not just a place to live; it is a sanctuary where comfort meets style. If you are looking for a property that combines modern features with a serene environment, this house on Robin Close is certainly worth considering.



Council Tax Band: C



#### Hallway:

With vinyl flooring and radiator.

#### Cloakroom:

With window to side, low level WC, basin, vinyl flooring and radiator.

#### Sitting Room:

With window to front, stairs to first floor, TV point and two radiators.

#### Dining Room:

A bright and airy space with patio doors opening onto the rear garden and patio area, tiled floor and radiator. Archway leading to:

#### Kitchen

The kitchen is fitted with a range of modern high and low level units, worktops, tiled splashbacks, sink and drainer. Electric oven and hob with extractor hood and fan, plumbing for washing machine or dishwasher and space for fridge freezer, boiler housed in a cupboard. The window faces to the rear garden.

### FIRST FLOOR

#### Landing:

With loft access and shelved airing cupboard that houses the hot water tank.

#### Bedroom One:

With two windows to rear, built in wardrobe with mirrored sliding doors, loft access and two radiators.

#### En Suite:

With window to front, shower, low level WC, pedestal basin, tiled splashbacks, tiled floor and radiator.

#### Bedroom Two:

With window to front and radiator.

#### Bedroom Three:

With window to rear and radiator.

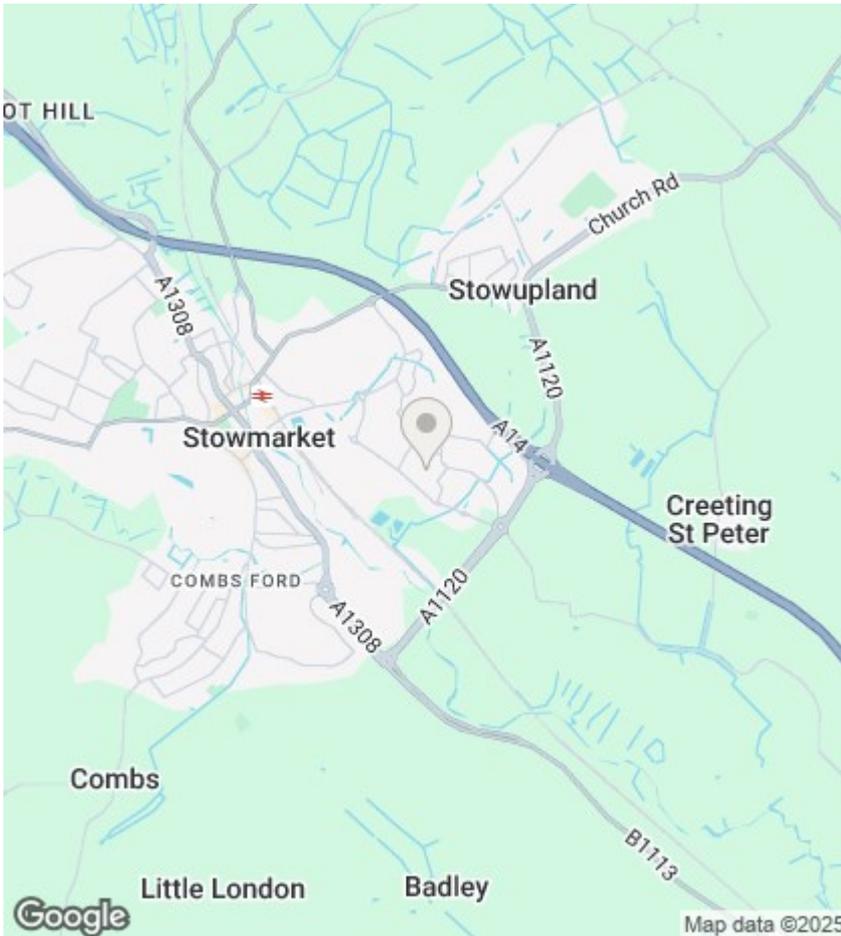
#### Bathroom:

With window to front, bath with mixer tap and shower attachment, pedestal basin, low level WC, tiled splashbacks, tiled floor and radiator.

#### Outside:

To the front of the property is decorative shingle and paving stones leading to the front door. A block paved driveway provides off road parking for two vehicles leading to a single garage with up and over

door, power and light connected and personnel door to rear. The garage offers plumbing for a washing machine. The rear garden comprise of lawn, small patio area, shrubs, trees, two sheds and for privacy and seclusion the garden is surrounded by fencing.



## Directions

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 left onto Navigation Approach At the roundabout, take the 2nd exit onto Mortimer Rd Turn right onto Creting Rd E Turn right onto Swift Dr Turn right onto Robin Cl Destination will be on the right

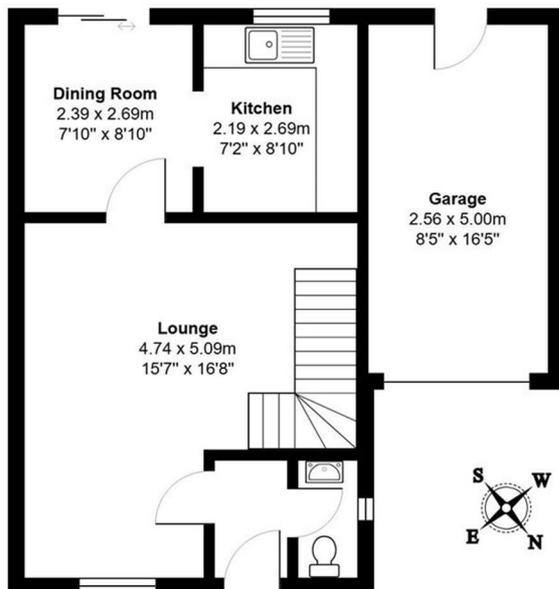
## Viewings

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>			
(81-91) <b>B</b>			<b>88</b>
(69-80) <b>C</b>		<b>73</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total Area: 103.6 m<sup>2</sup> ... 1115 ft<sup>2</sup>