

# BUCKS

PROPERTY AGENTS



4 Brambling Close, Stowmarket, IP14 5UN

Price £300,000

- Detached House
- Four Bedrooms
- En-Suite To Master Bedroom
- Family Bathroom
- Downstairs Cloakroom
- Private Rear Garden
- Gas Central Heating
- Single Garage
- Off Street Parking For One Vehicle
- Close To Local Amenities



# 4 Brambling Close, Stowmarket IP14 5UN

Nestled in the charming Brambling Close, Stowmarket, this delightful detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families seeking both space and privacy. The ground floor boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The heart of the home is undoubtedly the well-appointed kitchen/diner, which features elegant French doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. This space is perfect for family gatherings or summer barbecues. In addition to the en-suite, the property includes a second bathroom and a convenient cloakroom, ensuring that all family members and guests have easy access to facilities. The property has been recently redecorated and features brand new carpets, on the first floor adding a fresh and modern touch throughout. For those with vehicles, the property offers parking for two vehicles, including a single garage equipped with power and light, as well as off-road parking for an additional vehicle. This feature is particularly valuable in a residential area, providing both convenience and security.

Overall, this well-maintained home in Stowmarket is a wonderful opportunity for anyone looking. With its generous living spaces, modern amenities and generous garden 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. Don't miss the chance to make this lovely house your new home.



Council Tax Band: D



### Entrance Hall

With window to side, stairs leading to first floor, laminate floor and radiator.

### Sitting Room

14'11 x 10'8

With bay window to front, TV point, electric fire, laminate floor and radiator.

### Kitchen/Diner

14'2 x 11'1

With two full length windows to rear and French doors to rear ideal for indoor/outdoor entertaining additionally illuminating the room with natural light, range of high and low units, island with storage, stainless steel sink and drainer, tiled splashbacks, gas hob with extractor hood and fan, electric double oven, space for fridge freezer, plumbing for washing machine and dishwasher, large understairs cupboard, vinyl floor and radiator.

### Cloakroom

With window to rear, low level W/C, pedestal basin, vinyl floor and radiator.

### Rear Hall

With door leading to rear garden and door leading to integral garage.

### First Floor Landing

#### Bedroom One

14'9 x 8'9

With window to front, built-in wardrobes to one wall, airing cupboard housing Combi boiler and radiator.

#### En-Suite

With shower cubicle, low level W/C, basin in vanity unit, shaver point, tiled splashbacks, laminate floor and heated towel rail.

#### Bedroom Two

12'1 x 7'6

With window to rear and radiator.

#### Bedroom Three

12'8 x 8'9

With window to front and radiator.

#### Bedroom Four

8'1 x 7'1

With window to rear, loft access and radiator.

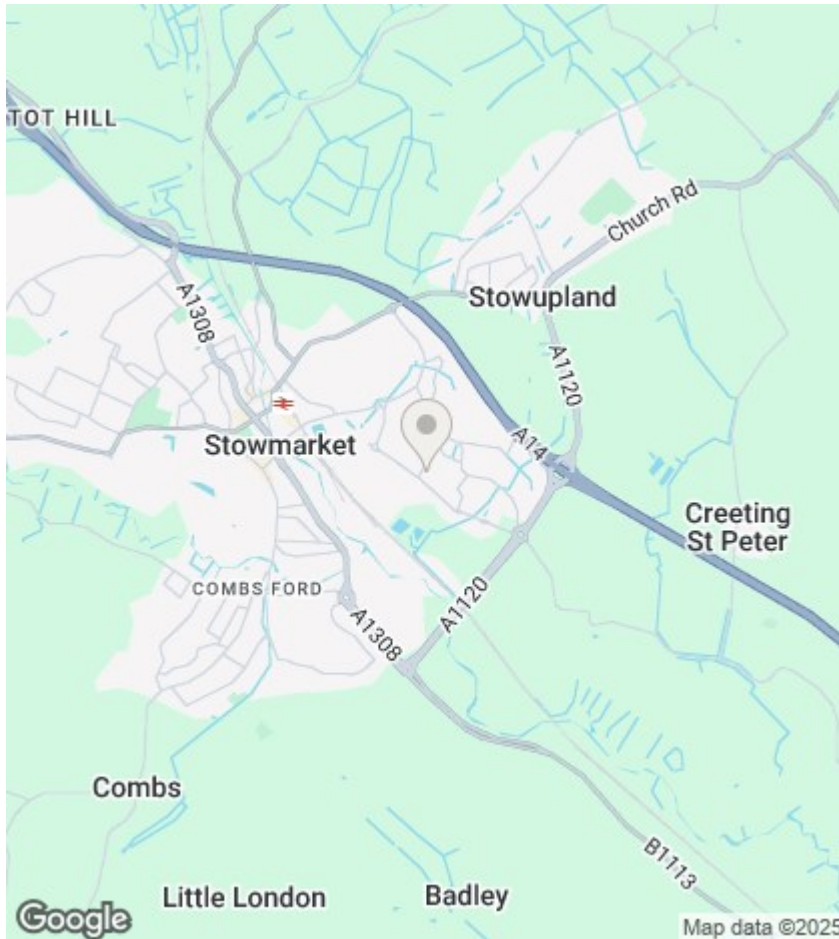
### Bathroom

With window to rear, bath with shower over, shower screen, low level W/C, pedestal basin, shaver point, tiled splashbacks, vinyl floor and heated towel rail.

### Outside

To the front of the property are paving stones leading to the front door with side shrubs, hedging additionally a driveway leading to single garage with up and over door with power and light connected. To the rear of the property with access through a side gate is a rear garden comprising of paving stones, shrubs and for privacy and seclusion is walled and fenced all around.





## 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 right onto Gipping Way/A1308 Turn left onto Navigation Approach At the roundabout, take the 3rd exit onto Gun Cotton Way At the roundabout, take the 1st exit and stay on Gun Cotton Way Go through 1 roundabout At the roundabout, take the 1st exit onto Cormorant Dr Turn right onto Brambling Cl Turn right to stay on Brambling Cl Destination will be on the left Arrive: Brambling Close, Stowmarket IP14 5UN, UK

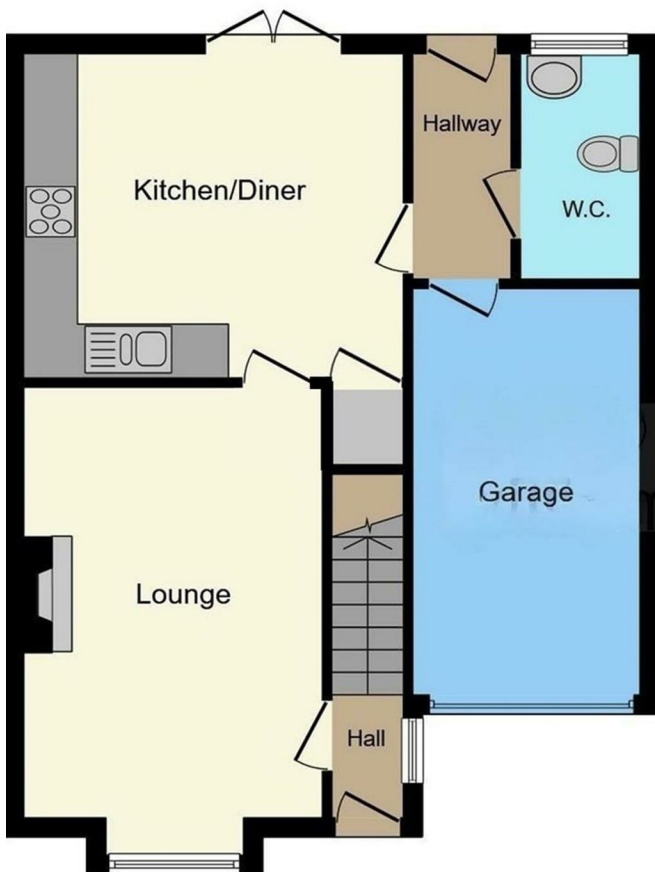
## Viewings

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 | 70                      | 81        |
| (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**