

BUCKS

PROPERTY AGENTS



43 Nuthatch Close, Stowmarket, IP14 5BF

Offers Over £125,000

- Two Bedrooms
- Open Plan Living/Dining
- Communal Entrance
- UPVC Windows
- Bike Storage And Communal Bins
- Top Floor Apartment
- Kitchen Appliances Included
- Telephone Entry System
- Electric Radiators
- Off Road Parking For One Vehicle And Visitors Parking

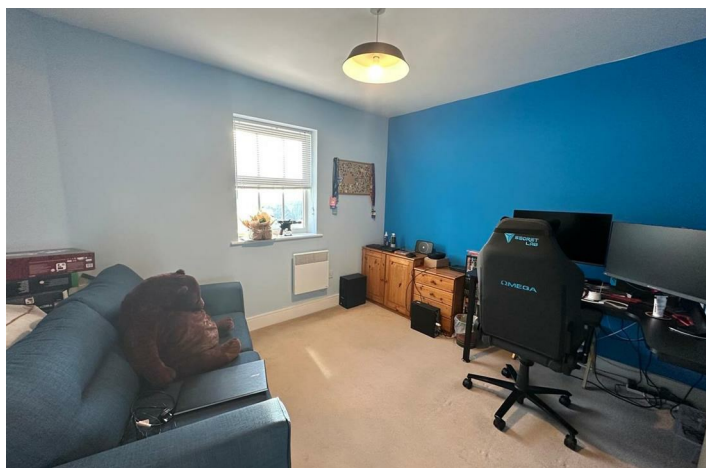
43 Nuthatch Close, Stowmarket IP14 5BF

Welcome to this charming third-floor apartment located in the desirable Nuthatch Close, Stowmarket. This delightful property features a well-designed open plan living and kitchen area, perfect for both relaxation and entertaining. The kitchen comes equipped with essential appliances, making it a convenient space for culinary enthusiasts. The apartment boasts two comfortable bedrooms, with the master bedroom offering a lovely Juliet balcony that invites natural light and fresh air into the room. This feature not only enhances the aesthetic appeal but also provides a serene spot to enjoy your morning coffee or unwind in the evening. The property includes a well-appointed bathroom, ensuring all your needs are met. Additionally, there is off-road parking available for one vehicle, along with visitor parking, making it easy for guests to visit. For those who enjoy cycling, the apartment also offers bike storage, adding to the convenience of this lovely home.

With its modern amenities and thoughtful design, this apartment is an excellent choice for first-time buyers, couples, or anyone seeking a comfortable living space 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. Do not miss the opportunity to make this delightful apartment your new home in Stowmarket.



Council Tax Band: B



Entrance Hall

With built-in cupboard housing hot water tank, loft access, telephone entry system and electric radiator.

Sitting Room

With two windows to front and window to side filling the room with natural light, TV point and two radiators.

Kitchen

With window to side, range of high and low units, stainless steel sink and drainer, matching worktops and splashbacks, electric hob with extractor hood and fan, electric oven, fridge freezer, washing machine, slimline dishwasher and vinyl floor.

Bedroom One

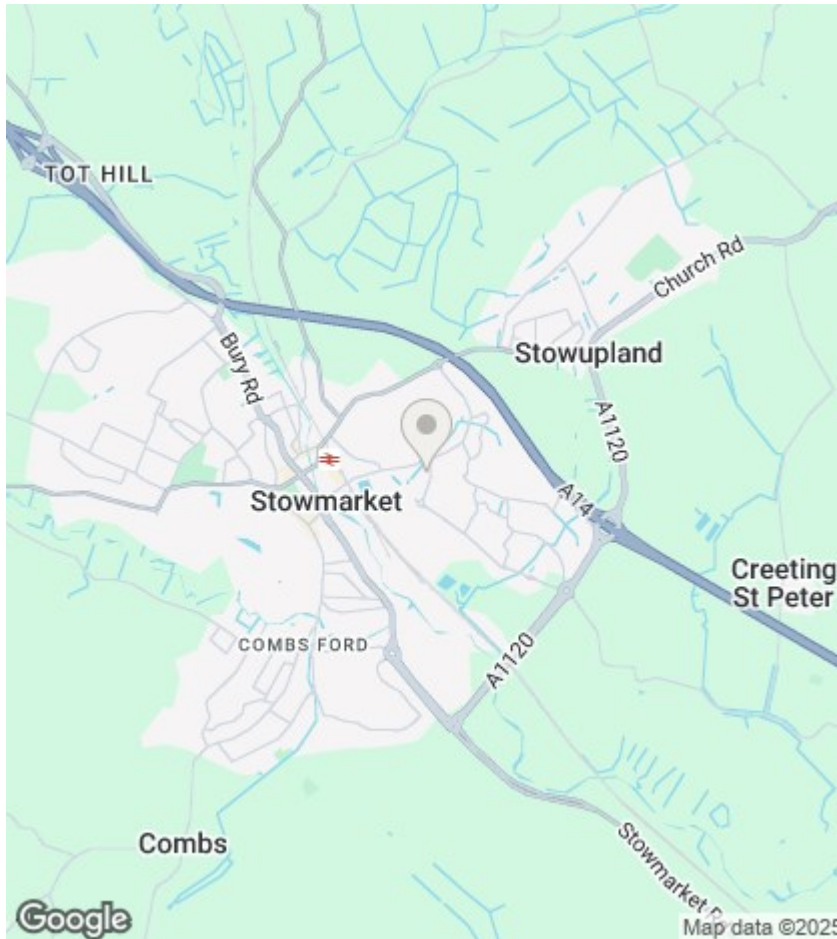
With Juliet balcony, fitted triple wardrobe to one wall with sliding doors and electric radiator.

Bedroom Two

With window to rear and electric radiator.

Bathroom

With bath with shower over, low level W/C, pedestal basin, tiled splashbacks, extractor fan, vinyl floor, fan heater on wall and heated towel rail.



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 Turn left onto Navigation Approach Turn right onto Goosander Rd Turn left onto Nuthatch Cl Turn right to stay on Nuthatch Cl Destination will be on the left Arrive: Nuthatch Close, Stowmarket IP14 5BF, UK

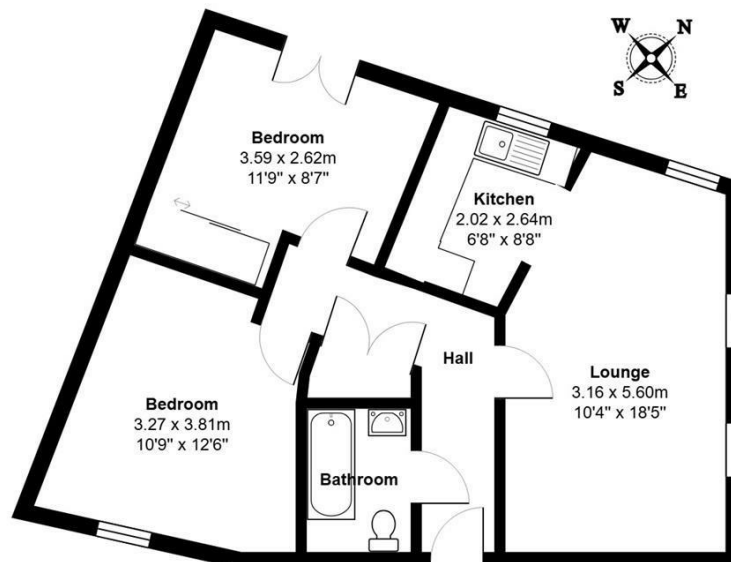
Viewings

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	76	83
(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	



Total Area: 55.6 m² ... 599 ft²