

BUCKS

PROPERTY AGENTS



4 Burns Drive, Stowmarket, IP14 1GA

Price £225,000

- Two Double Bedrooms
- Kitchen/Diner
- Shower Room
- Gas Radiator Central Heating
- Off Road Parking For One Vehicle
- Terraced House
- Cloakroom
- Sealed Unit Double Glazed
- Combi Boiler
- Cul-De-Sac Location

4 Burns Drive, Stowmarket IP14 1GA

Nestled in the charming area of Burns Drive, Stowmarket, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The kitchen/diner is a standout feature, offering ample space for dining and cooking, making it the heart of the home. The cloakroom adds an extra layer of practicality, ensuring that everyday living is both comfortable and efficient. The property boasts a modern shower room, designed to cater to your daily needs with ease. Outside, the low maintenance rear garden presents a wonderful opportunity for outdoor enjoyment without the burden of extensive upkeep. It is an ideal space for alfresco dining or simply unwinding in the fresh air. Additionally, the property includes an allocated parking space for one vehicle, providing convenience in this desirable location. Stowmarket is known for its friendly community and excellent amenities, making this home a fantastic choice for those looking to settle in a vibrant area.

In summary, this mid-terrace house on Burns Drive is a wonderful opportunity for anyone seeking a comfortable and practical living space in 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. With its appealing features and convenient location, it is sure to attract interest from a variety of potential buyers or renters.



Council Tax Band: B



Entrance Hall

With stairs leading to first floor, understairs cupboard and laminate floor.

Sitting Room

With window to rear, door leading to outside, TV point and radiator.

Kitchen/Diner

With window to front, range of high and low units, stainless steel sink and drainer, tiled splashbacks, gas hob with extractor hood and fan, electric oven, space for fridge freezer, plumbing for washing machine and dishwasher, cupboard housing Combi boiler, vinyl floor and radiator.

Cloakroom

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

First Floor Landing

With shelved airing cupboard with radiator, loft access and radiator.

Bedroom One

With window to front, built-in wardrobes and radiator.

Bedroom Two

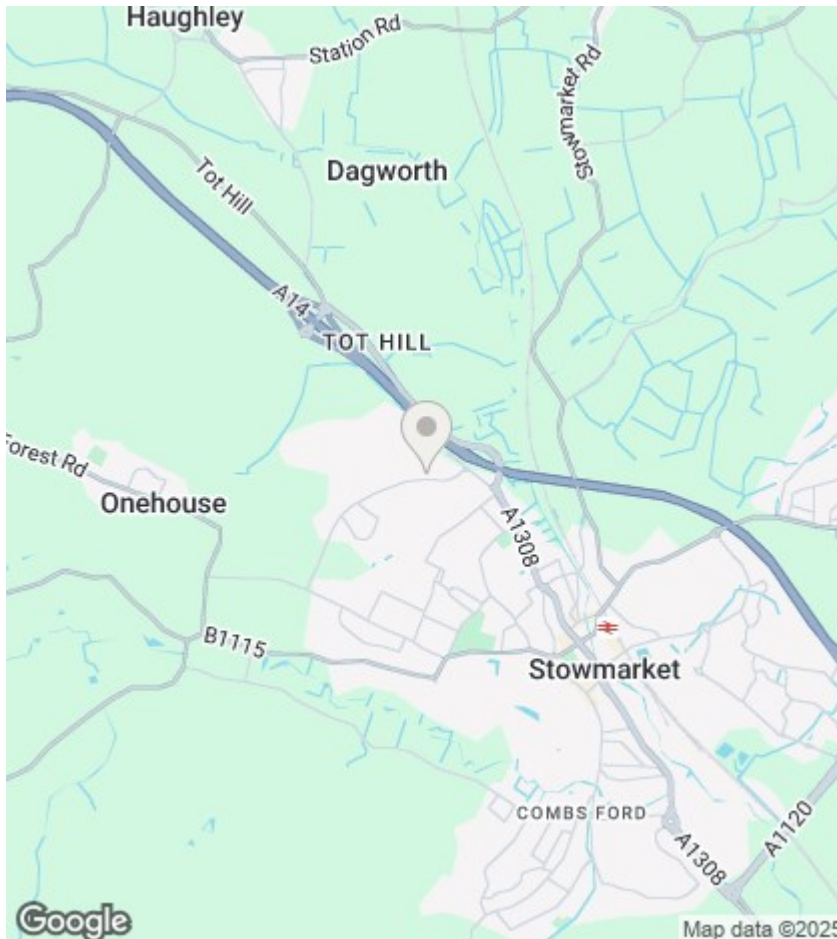
With window to front and radiator.

Shower Room

With window to front, walk in shower cubicle, low level W/C, pedestal basin, tiled splashbacks, vinyl floor and radiator.

Outside

To the front of the property is a pathway with steps leading to the front door with shale either side and hedging. To the rear of the property a rear garden comprising of patio area ideal for outside entertaining, shingle, miniature brick wall, pathway leading to shed and gate giving access to allocated off road parking for one vehicle and visitor parking and for privacy and seclusion is 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 left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 1st exit onto Bury Rd Slight left towards Chilton Way Slight left onto Chilton Way Turn right onto Burns Dr Arrive: Stowmarket IP14 1GA, UK

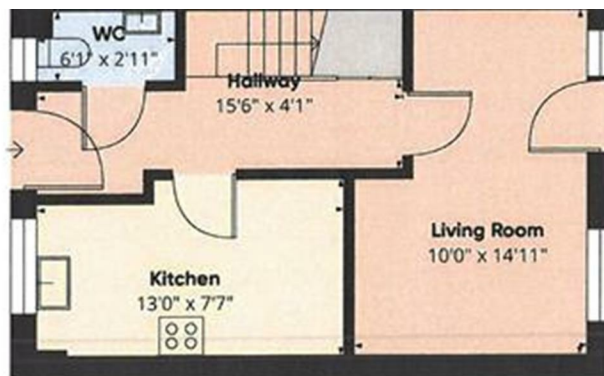
Viewings

Viewings by arrangement only.
Call 01449614700 to make an appointment.

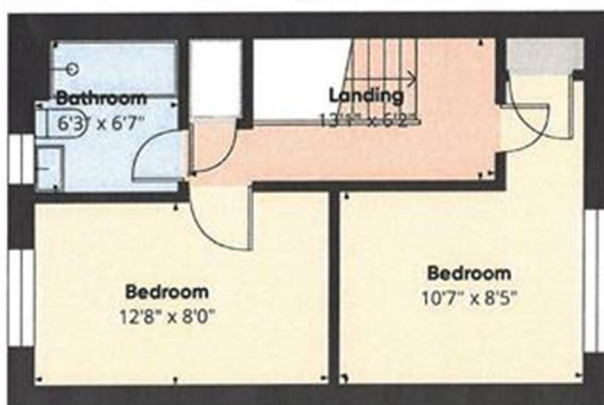
EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	81	
(69-80) C		
(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	



Floor 0



Floor 1

Approximate total area*
643.25 ft²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS NPS 3C standard.

GRAFF 360