

BUCKS

PROPERTY AGENTS



31 Wayside Close, Stowmarket, IP14 2DY

Price £230,000

- Three Bedrooms
- Sitting Room/Dining Room
- Gas Radiator Central Heating
- Single Garage
- Cul-De-Sac Location
- Semi-Detached House
- Sealed Unit Double Glazed
- Combi Boiler Approx 5 Years Old
- Off Road Parking For One Vehicle

31 Wayside Close, Stowmarket IP14 2DY

Nestled in the charming area of Wayside Close, Stowmarket, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The heart of the home is a spacious sitting room and dining area, which features patio doors that open directly into the rear garden, creating a seamless connection between indoor and outdoor living. The bathroom is thoughtfully designed, equipped with both a bath and a shower cubicle, catering to all your relaxation needs. For added convenience, the property includes a single garage with power and light connected, providing ample storage or workshop space. Additionally, there is one off-road parking space, ensuring that parking is never a concern. The home benefits from a modern combi boiler, approximately five years old, which promises efficient heating and hot water. This property is not only a comfortable living space but also a practical choice for modern living.

With its appealing features and prime location, this semi-detached house in Stowmarket is a wonderful opportunity for anyone looking to settle in a friendly community. With 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: B



Entrance Porch

With windows and tiled floor.

Entrance Hall

With stairs leading to first floor and radiator.

Sitting Room/Dining Room

With full length windows to rear and patio doors leading to rear garden ideal for indoor/outdoor entertaining additionally illuminating the room with natural light, TV point and radiator.

Kitchen

With window to side, range of high and low units, space for cooker, space for fridge freezer, plumbing for washing machine, tiled splashbacks, door to outside, laminate floor and radiator.

First Floor Landing

With window to side and loft access.

Bedroom One

With window to rear and radiator.

Bedroom Two

With window to front and radiator.

Bedroom Three

With window to rear, shelved airing cupboard housing Combi boiler and radiator.

Bathroom

With window to front, bath, shower cubicle, low level W/C, pedestal basin, fully tiled walls, vinyl floor and radiator.

Outside

To the front of the property are steps leading to the front door, lawn and driveway leading to single garage with up and over door and power and light connected. To the rear of the property with access through side gate is a rear sloping upwards garden comprising of patio area ideal for outside entertaining, pathway, raised lawn 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 right onto Gipping Way/A1308 Turn right onto Hollingsworth Rd At the roundabout, take the 1st exit onto Ipswich Rd At the roundabout, take the 2nd exit onto Needham Rd At the roundabout, take the 2nd exit onto Combs Ln Turn left onto Edgecomb Rd Turn left onto Tylers Way Turn left onto Wayside Cl Destination will be on the right Arrive: Wayside Cl, Stowmarket IP14 2DY, UK

Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC