

BUCKS

PROPERTY AGENTS



38 Semer Close, Stowmarket, IP14 2PB

Offers Over £240,000

- Two Bedrooms
- Conservatory
- UPVC Windows
- Combi Boiler
- No Upward Chain
- Semi-Detached Bungalow
- Shower Room
- Gas Radiator Central Heating
- Vacant Possession
- Off Road Parking For Two Vehicles

38 Semer Close, Stowmarket IP14 2PB

Located in the charming area of Semer Close, Stowmarket, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for relaxation and entertaining. The two well-proportioned bedrooms ensure a restful retreat, while the modern shower room adds a touch of contemporary living. One of the standout features of this bungalow is the lovely conservatory, accessible through patio doors from the main living area. This bright and airy space is ideal for enjoying the garden views or simply unwinding with a good book. The low-maintenance rear garden is perfect for those who prefer to spend less time on upkeep and more time enjoying their home. For your convenience, the property includes off-road parking for two vehicles, making it easy for you and your guests to come and go. The efficient combi boiler ensures that you will stay warm and comfortable throughout the seasons. This house offers vacant possession with no upward chain, providing you with the flexibility to move in hassle free.

This bungalow is not just a home; it is a lifestyle choice, offering a peaceful setting 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. Whether you are looking to downsize or seeking a tranquil place to call home, this property is sure to impress. Don't miss the opportunity to make this charming bungalow your own.



Council Tax Band: B



Entrance Hall

With a cupboard housing Combi boiler and loft access to part boarded loft with pull down ladder.

Sitting Room

With TV point and radiator. Archway leading into:-

Dining Room

With window to side and radiator.

Kitchen

With window to rear, range of high and low units, sink and drainer, tiled splashbacks, electric hob with extractor hood and fan, electric oven, space for fridge freezer, plumbing for washing machine, space for tumble dryer and tiled floor.

Conservatory

With windows all around and door leading to outside, laminate floor and radiator.

Bedroom One

With window to front, fitted wardrobes and storage and radiator.

Bedroom Two

With window to front and radiator.

Shower Room

With window to side, double shower cubicle, low level W/C, basin in vanity unit, 1/2 tiled walls, tiled floor and heated towel rail.

Outside

To the front of the property is a block paving driveway providing off road parking for two vehicles and wrought iron gate giving access to bin storage. To the rear of the property with access through a side gate is a rear garden comprising of recently laid block paved area, covered seating area ideal for outside entertaining, artificial lawn, raised shrub borders, raised Koi pond, large shed/Workshop with power and light connected and for privacy and seclusion is fenced all around.



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 right onto Hollingsworth Rd At the roundabout, take the 1st exit onto Ipswich Rd At the roundabout, take the 2nd exit onto Needham Rd Turn left onto Lavenham Wy Turn left onto Chelsworth Way Turn right onto Semer Cl Destination will be on the right
 Arrive: Semer Cl. Stowmarket IP14 2PB. 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 | | | 90 |
| (81-91) B | | | |
| (69-80) C | | 73 | |
| (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 | |

