

BUCKS

PROPERTY AGENTS



9 Keyes Close, Stowmarket, IP14 1XQ

Guide Price £450,000

- Four Bedrooms
- High Specification
- Study
- Gas Radiator Central Heating
- Private Road
- Detached House
- En-Suite to Master Bedroom
- UVPC Windows
- Single Garage
- Views Over Fields To Front

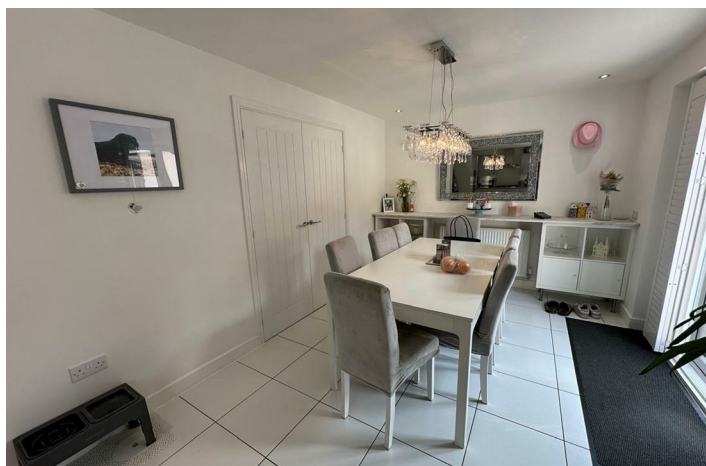
9 Keyes Close, Stowmarket IP14 1XQ

Nestled in the tranquil setting of Keyes Close, Stowmarket, this exquisite detached house offers a perfect blend of comfort and modern living. With four generously sized double bedrooms, this property is ideal for families seeking space and privacy. The high specification finish throughout the home ensures a contemporary feel, making it a delightful place to reside. Upon entering, you are welcomed into a spacious reception room that provides an inviting atmosphere for both relaxation and entertaining. The well-appointed bathrooms add to the convenience of this home, catering to the needs of a busy household. One of the standout features of this property is the stunning views over the fields at the front, allowing you to enjoy the beauty of the surrounding countryside from the comfort of your own home. The low maintenance rear garden is perfect for those who prefer to spend their time enjoying life rather than tending to extensive outdoor spaces. Situated on a private road, this home offers a sense of seclusion while still being conveniently located near local amenities. Additionally, the property provides ample parking for up to three vehicles, ensuring that you and your guests will always have a place to park.

In summary, this detached house on Keyes Close is a remarkable opportunity for anyone looking to settle in a peaceful yet accessible location 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. With its spacious layout, modern finishes, and picturesque views, it is sure to impress. Do not miss the chance to make this wonderful property your new home.



Council Tax Band: E



Entrance Hall

With stairs to first floor, understairs storage cupboards, built-in cupboard, tiled floor and radiator.

Sitting Room

With bay window to front, media wall with electric feature fire and built-in storage, TV point, tiled floor and two radiators.

Kitchen/Diner

With window to rear and French doors leading to rear garden ideal for indoor/outdoor entertaining additional to illuminating the room with natural light, range of high and low modern high gloss units, stainless steel sink and drainer, matching worktops and splashbacks, gas hob with extractor hood and fan, electric double eye level oven, integrated fridge freezer and dishwasher, pull out larder, cupboard housing boiler, tiled floor and two radiators.

Utility Area/Cloakroom

With low level W/C, basin, worktop, low level units, integrated washing machine, tiled floor and radiator.

Study

With window to front, built-in storage, tiled floor and radiator.

First Floor Landing

With built-in cupboard housing hot water tank, loft access and radiator.

Bedroom One

With window to front, fitted wardrobes to two walls and radiator.

En-Suite

With window to front, double shower cubicle, low level W/C, pedestal basin, shaver point, tiled floor and heated towel rail.

Bedroom Two

With window to front, fitted wardrobes and radiator.

Bedroom Three

With window to rear, fitted wardrobes and radiator.

Bedroom Four

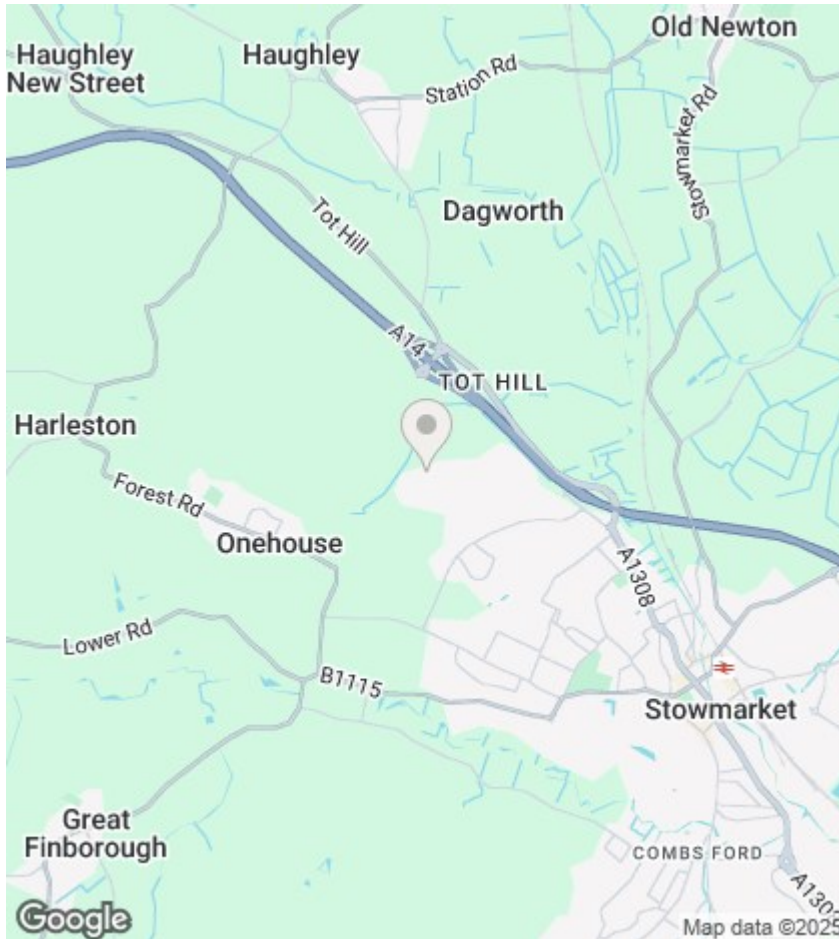
With window to rear, fitted wardrobes and radiator.

Bathroom

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

Outside

To the front of the property with far reaching views over fields with porcelain paving stones leading to the front door with storm porch, wrought iron fencing, shale, hedging and driveway leading to single garage with up and over door, power and light connected and personnel door leading to side also providing off road parking for 2 vehicles. To the side of the property a side gate gaining access to the rear garden comprising of porcelain paving stones area split level ideal for outdoor entertaining, artificial grass, raised shrubs, electric lighting and for privacy and seclusion is fenced and walled 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 Parts of this road may be closed at certain times or on certain days Turn left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 1st exit onto Bury Rd At the roundabout, take the 1st exit onto Brooke Wy. Continue onto Fuller Wy. Turn right onto Beeching Cl Turn right onto Keyes Cl Destination will be on the left Arrive: Stowmarket IP14 1XQ, 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	85	
(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

THE SHELFORD

The Shelford offers plenty of space for day-to-day living. The entrance hallway leads to the spacious kitchen/dining area, which has double doors to the garden. The separate living room and study are found at the front of the property, while there's also a guest cloakroom. The en suite master bedroom and three further double bedrooms are found upstairs, along with a family bathroom.

TOTAL NET 106.3 sq. m. / 1,140 sq. ft.

GROUND FLOOR

Kitchen/Dining Area	6.00m x 3.20m (19'7" x 10'6")	10'7" x 11'10" (3'2" x 3'4")
Living Room	4.20m x 3.00m (13'7" x 9'8")	10'7" x 12'9"
Study	2.00m x 2.00m (6'6" x 6'6")	8'9" x 8'9"

FIRST FLOOR

Bedroom 1	3.50m x 3.50m (11'6" x 11'6")	12'0" x 12'0" (3'6" x 3'6")
Bedroom 2	4.20m x 3.00m (13'7" x 9'8")	12'0" x 10'7" (3'6" x 3'2")
Bedroom 3	4.20m x 3.00m (13'7" x 9'8")	11'8" x 10'0" (3'5" x 3'0")
Bedroom 4	3.50m x 3.50m (11'6" x 11'6")	10'7" x 10'7" (3'2" x 3'2")