

# BUCKS

— PROPERTY AGENTS —



25 Curlew Close, Stowmarket, IP14 5GL

Price £270,000

- Three Bedrooms
- Study/Forth Bedroom
- Three Storey Home
- Gas Radiator Central Heating
- Quiet Location With No Passing Traffic
- End of Terrace House
- En-Suite to Master Bedroom
- UVPC Windows
- Low Maintenance Rear Garden
- Single Garage & Off Road Parking



# 25 Curlew Close, Stowmarket IP14 5GL

Nestled in the charming area of Curlew Close, Stowmarket, this delightful three-storey end terrace 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 kitchen/diner, providing an inviting area for family meals and entertaining guests. The layout is designed to maximise both functionality and style, making it a wonderful space to create lasting memories. For those with vehicles, the property boasts off-road parking for one vehicle, along with a single garage that offers additional storage or parking options, the convenience of parking for two vehicles ensures that you will never have to worry about finding a space. The low maintenance garden is a fantastic feature, allowing you to enjoy outdoor space without the burden of extensive upkeep. It is perfect for relaxing in the sun or hosting summer barbecues with friends and family.

Curlew Close is situated in a friendly neighbourhood of 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 your chance to make this charming house your new home.



Council Tax Band: C



### Entrance Hall

With stairs to first floor, cupboard housing hot water tank, laminate floor and radiator.

### Cloakroom

With low level W/C, pedestal basin, laminate floor and radiator.

### Kitchen/Diner

With window to rear and door to outside, stainless steel sink and drainer, gas hob with extractor hood and fan, electric double eye-level oven, integrated fridge freezer, washing machine and dishwasher, understairs cupboard, cupboard housing boiler, laminate floor and radiator.

### Study/Bedroom Four

10'5" x 8'11"

With window to front and radiator.

### First Floor Landing

With window to front and radiator.

### Sitting Room

13'3" x 14'11"

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

### Bedroom Three

12'4" x 8'11"

With window to front and radiator.

### Second Floor Landing

With loft access.

### Bedroom Two

11'8" x 10'2"

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

### Bedroom One

13'3" x 9'1"

With two Velux windows to rear, built-in wardrobe and radiator.

### En-Suite

With Velux window, shower cubicle, pedestal basin, tiled splashbacks, shaver point, low level W/C, vinyl floor and radiator.

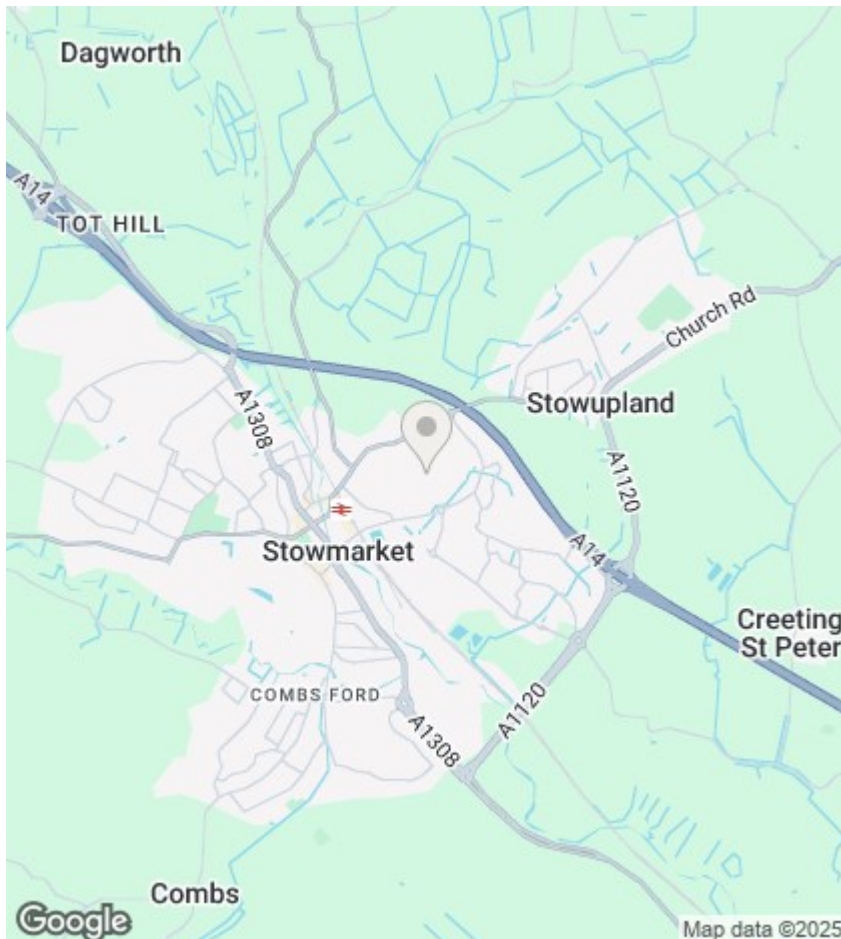
### Bathroom

With bath with mixer tap, pedestal basin, tiled splashbacks, low level W/C, vinyl floor and radiator.

### Outside

To the front of the property is a shingle garden with

wrought iron railing and pathway leading to the front door. To the rear of the property is a garden comprising of patio area ideal for indoor/outdoor entertaining, artificial grass, tree and for privacy and seclusion is fenced all around. With a single garage with up and over door and off road parking for one vehicle located just to the front of the property.



## 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 At the roundabout, take the 1st exit onto Phoenix Way Turn left onto Curlew Cl Destination will be on the left  
Arrive: Stowmarket IP14 5GL, 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) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

