



**1 Meadow Close, Stowmarket, IP14 1SJ**

**Guide Price £263,000**

- Three Bedrooms
- Conservatory
- Gas Radiator Central Heating
- UVPC Windows
- Low Maintenance Garden
- End of Terrace House
- Cloakroom
- New Combi Boiler In 2023
- Off Road Parking For Three Vehicles
- Quiet Location

# 1 Meadow Close, Stowmarket IP14 1SJ

Nestled in the charming Meadow Close, Stowmarket, this delightful end-of-terrace house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The layout includes a welcoming reception room, perfect for relaxation or entertaining guests. One of the standout features of this home is the conservatory, which provides a bright and airy space to enjoy the garden views throughout the year. The low-maintenance gravel garden is ideal for those who prefer a garden that requires minimal upkeep, allowing you to spend more time enjoying your home and less time on chores. For those with vehicles, the property boasts off-road parking for up to three vehicles, a rare find that adds to the convenience of this lovely home. Additionally, the two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

With its appealing features and excellent location, Stowmarket offers 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. This property is not to be missed.



Council Tax Band: C



### **Entrance Hall**

With window to side, stairs leading to first floor, understairs cupboard, tiled floor and radiator.

### **Cloakroom**

With window to side, low level W/C, basin, tiled floor and radiator.

### **Kitchen**

With window to front, range of high and low units, porcelain sink and drainer, tiled splashbacks, gas hob with extractor hood and fan, electric oven, space for fridge freezer and tumble dryer, plumbing for washing machine, Combi boiler on the wall, Karndean floor and radiator.

### **Sitting Room**

With window to rear and door leading to the conservatory, TV point and two radiators.

### **Conservatory**

With windows all around and French doors leading to the rear garden ideal for indoor/outdoor entertaining, tiled floor and two electric heaters.

### **First Floor Landing**

With window to side, built-in cupboard, loft access and radiator.

### **Bedroom One**

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

### **Bedroom Two**

With window to rear and radiator.

### **Bedroom Three**

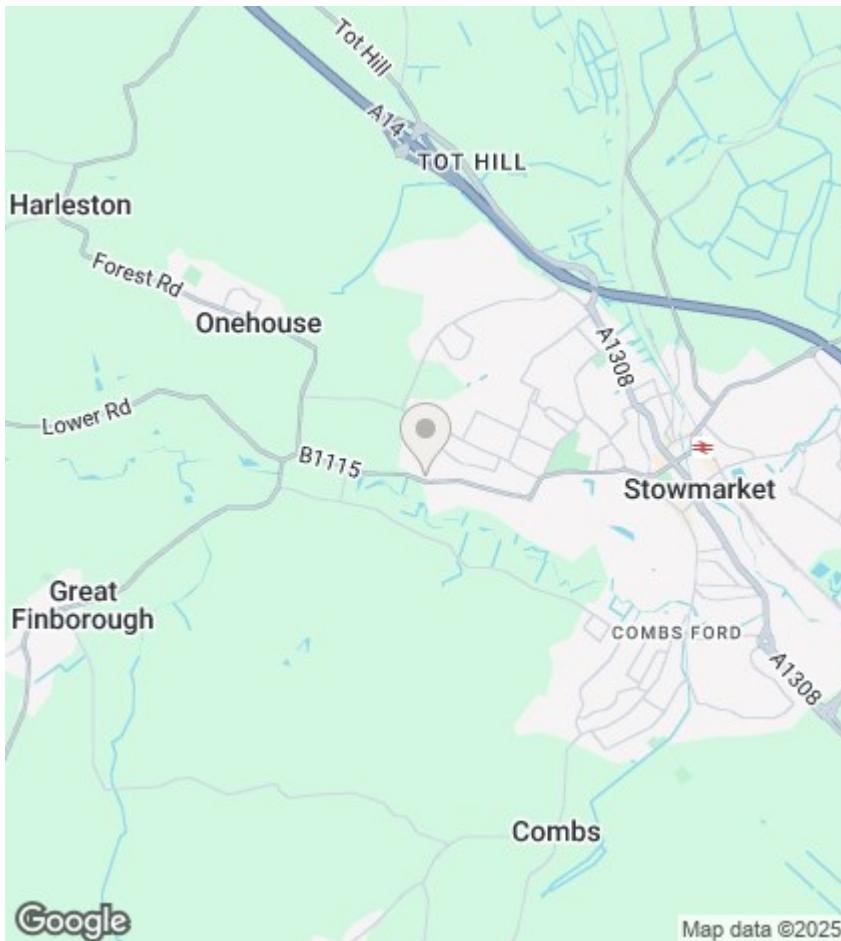
With window to rear, laminate floor and radiator.

### **Bathroom**

With window to front, bath with shower over, low level W/C, pedestal basin, 1/2 tiled walls and radiator.

### **Outside**

To the front of the property is a block paved driveway leading to the front door providing off road parking for two vehicles side by side, further allocated parking for one vehicle en-bloc, hedging and shrubs. A side gate leads to the rear gravel garden 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 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 left onto Onehouse Rd Turn right onto Thirlmere Dr Turn right onto Treeview Turn left onto Meadow Cl Destination will be on the right Arrive: Meadow Close, Stowmarket IP14 1SJ, UK

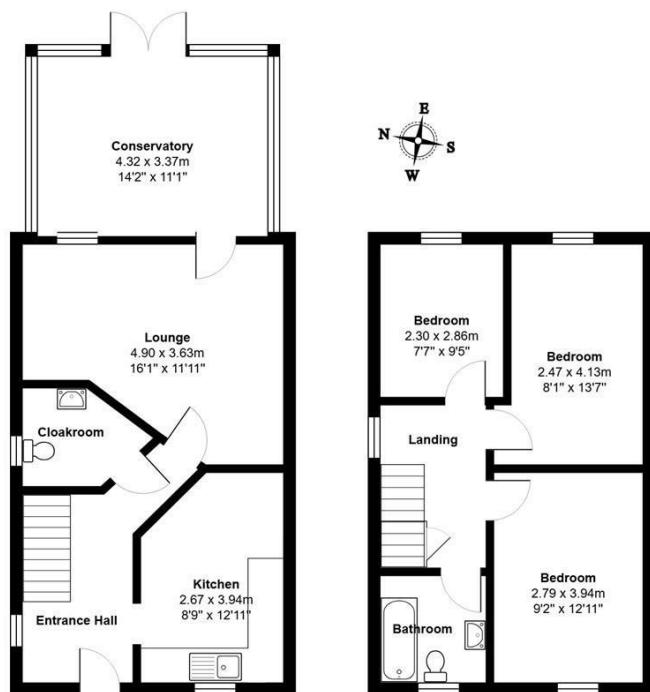
## Viewings

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		
(81-91) B		
(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	



Total Area: 96.2 m<sup>2</sup> ... 1035 ft<sup>2</sup>