

# BUCKS

PROPERTY AGENTS



2 Thomas Arne Close, Stowmarket, IP14 1TF

Guide Price £220,000

- Two Bedrooms
- Utility Cupboard
- Gas Radiator Central Heating
- Off Road Parking For One Vehicle
- Semi-Detached House
- Sealed Unit Double Glazed
- Combi Boiler In Loft
- Quiet Location



# 2 Thomas Arne Close, Stowmarket IP14 1TF

Situated in the charming area of Thomas Arne Close, Stowmarket, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bungalow features a well-appointed bathroom, complete with both a bath and a shower cubicle, catering to all your bathing needs. The heart of the home is undoubtedly the kitchen, which includes a utility cupboard equipped with plumbing for a washing machine, ensuring practicality in your daily routines. The layout flows seamlessly, with French doors leading from the second bedroom, which can also serve as a dining room, to the rear garden. This feature not only enhances the natural light within the space but also creates a lovely connection to the outdoors, ideal for enjoying sunny days. For your convenience, the property includes off-road parking for one vehicle, making it easy to come and go. The combi boiler, discreetly housed in the loft, ensures efficient heating throughout the home.

This bungalow is a rare find in a desirable location, offering a peaceful lifestyle 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 simply seeking a new 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

5'2" x 2'7"

With utility cupboard with plumbing for washing machine, tiled floor and radiator.

### Sitting Room

12'11" x 16'11"

With large window to front filling the room with natural light, TV point and radiator.

### Kitchen

11'1" x 7'10"

With window to side and door leading to outside, range of high and low units, stainless steel sink and drainer, tiled splashbacks, electric hob with extractor hood and fan, electric oven, space for fridge freezer and tumble dryer, tiled floor and radiator.

### Rear Hall

#### Bedroom One

14'2" x 10'0"

With window to rear and radiator.

#### Bedroom Two/Dining Room

11'3" x 8'5"

With French doors leading to rear and radiator.

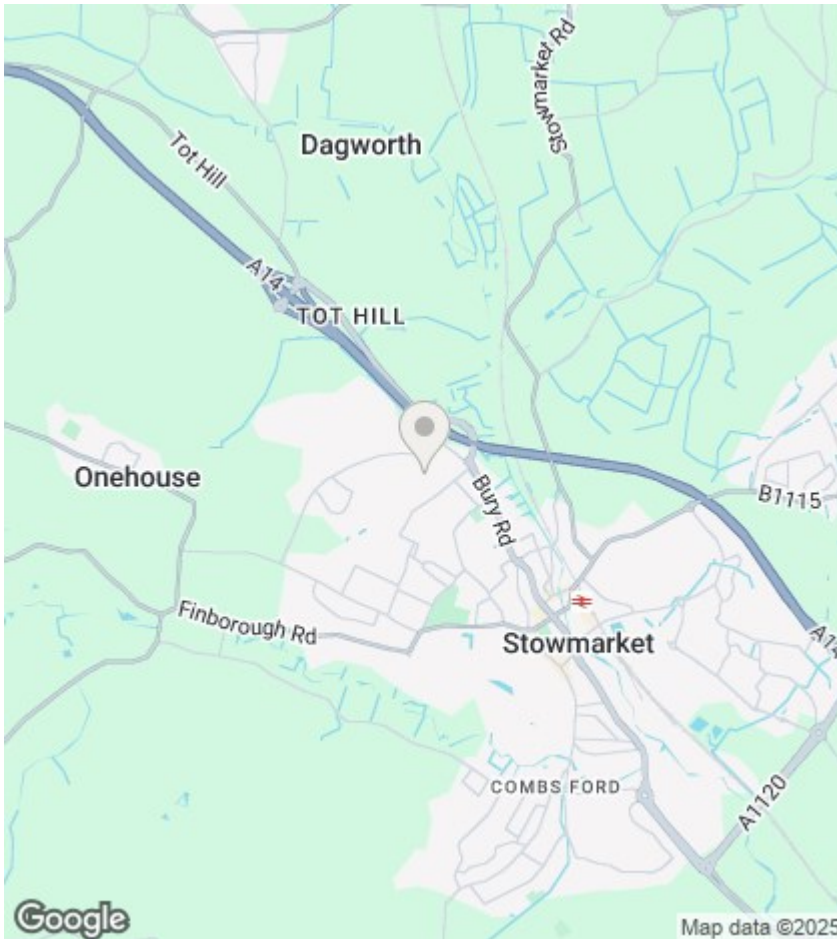
### Bathroom

With two windows to side, bath, shower cubicle, low level W/C, pedestal basin, tiled splashbacks, loft access, tiled floor and heated towel rail.

### Outside

To the front of the property are steps leading to the front door, sloping lawn and mature shrubs. To the rear of the property with access through a side gate is a rear garden comprising of a patio area ideal for outside entertaining, brick wall and steps leading to lawn and mature shrubs, shed and for privacy and seclusion is fenced and hedged 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 Britten Ave Turn left onto Tippet Ave Turn right onto Thomas Arne Cl Arrive: Thomas Arne Close, Stowmarket IP14 1TF. 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>		88
(69-80) <b>C</b>	73	
(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

