

# BUCKS

PROPERTY AGENTS



18 Flatford Close, Stowmarket, IP14 2PG

Price £240,000

- Three Bedroom
- Kitchen/Diner
- Gas Radiator Central Heating
- Single Garage
- No Upward Chain
- End Terraced House
- Sealed Unit Double Glazed
- Off Road Parking For One Vehicle
- Cul-De-Sac Location

# 18 Flatford Close, Stowmarket IP14 2PG

Situated in the tranquil cul de sac of Flatford Close, Stowmarket, this charming terraced house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room offers a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The heart of the home is undoubtedly the spacious kitchen/diner, which features elegant French doors that open directly onto a delightful patio area in the rear garden. This seamless connection between indoor and outdoor spaces is ideal for summer gatherings and al fresco dining, allowing you to fully enjoy the beautiful surroundings. In addition to its appealing living spaces, the property includes a single garage, providing convenient storage or parking options. There is also off-road parking available for one vehicle, ensuring that you and your guests have easy access. This house offers no upward chain, providing you with the flexibility to move in hassle free.

With its peaceful location and proximity to local amenities, this property is a wonderful choice for those seeking a comfortable and convenient lifestyle in 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 the chance to make this lovely house your new home.



Council Tax Band: B



### Entrance Hall

With window to front and radiator.

### Sitting Room

15'1" x 14'1"

With window to front, stairs leading to first floor, TV point and radiator.

### Kitchen/Diner

15'1" x 9'10"

With window to rear and French doors leading to rear ideal for indoor/outdoor entertaining additionally filling the room with natural light, range of high and low units, sink and drainer, tiled splashbacks, space for cooker with extractor hood and fan, space for American fridge freezer, plumbing for washing machine, plumbing for dishwasher, boiler on the wall and tiled floor.

### First Floor Landing

With loft access and radiator.

### Bedroom One

9'6" x 8'2"

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

### Bedroom Two

8'2" x 9'6"

With window to rear, built-in wardrobe and storage and radiator.

### Bedroom Three

6'6" x 7'10"

With window to front and radiator.

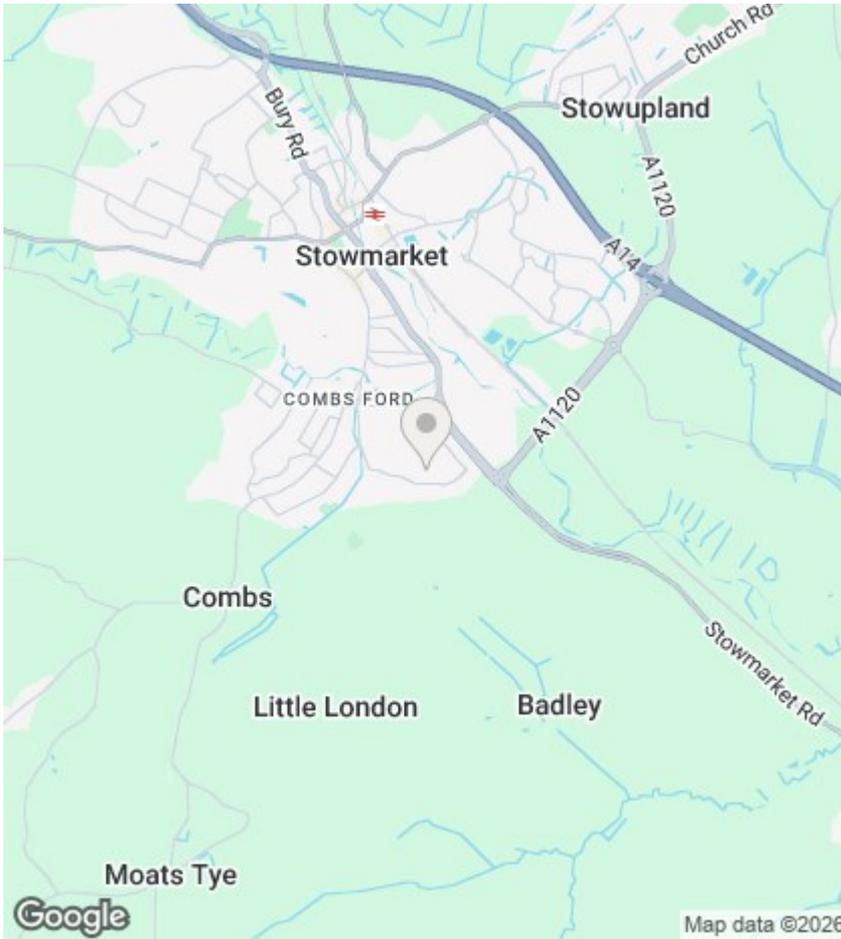
### Bathroom

6'4" x 6'6"

With window to rear, bath with mixer tap and shower attachment, low level W/C, pedestal basin, shaver point, fully tiled walls, airing cupboard housing hot water tank, tiled floor and radiator.

### Outside

To the front of the property is a pathway leading to the front door, gravel and fencing. To the rear of the property with access through a side gate is a rear garden comprising of patio area, steps to lawn, shed and for privacy and seclusion is fenced all around. With off road parking for one vehicle and single garage with up and over door, the neighbour has access over front to the side at the property ( Ask agent for information).



## 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 At the roundabout, take the 3rd exit onto Melford Rd Turn right onto Lavenham Wy Turn right onto Flatford Cl Destination will be on the right Arrive: Flatford Close, Stowmarket IP14 2PG, UK

## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

