



**9 Beeching Close, Stowmarket, IP14 1XF**

**Offers Over £300,000**

- Semi Detached Home
- En-Suite to Master Bedroom
- Kitchen Diner
- Sealed Unit Double Glazing
- Off Road Parking for 2 Vehicles
- 3 Double Bedrooms
- Downstairs Cloakroom
- Spacious Accommodation Set Out Over 2 Levels
- Gas Radiator Central Heating

# 9 Beeching Close, Stowmarket IP14 1XF

Nestled in the charming area of Beeching Close, Stowmarket, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three generously sized double bedrooms, including a master suite complete with an en suite bathroom, this property is ideal for families or those seeking extra space.

The heart of the home is the inviting kitchen diner, which provides an excellent space for both cooking and entertaining. The layout is designed to maximise natural light, creating a warm and welcoming atmosphere. Additionally, the property features a cloakroom, adding convenience for guests and family alike.

The accommodation is well-proportioned, ensuring that each room feels spacious and airy. The reception room serves as a perfect retreat for relaxation, making it an ideal spot for family gatherings or quiet evenings in.

Situated in a peaceful neighbourhood, this home is conveniently located near local amenities. 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. With its excellent features and good-sized accommodation, this property is not to be missed and book a viewing with us today.



Council Tax Band: C



### **Hallway..**

Laminate flooring, stairs leading to first floor.  
Understairs cupboard further storage and radiator.

### **Cloakroom**

Laminate Flooring, low level w/c, pedestal basin.  
Half tiled walls and radiator.

### **Kitchen/Diner**

8'5 extending to 9' x 11'3

Window to front, range of high gloss kitchen units, matching worktops and splashbacks, stainless steel sink and drainer. Electric double oven, gas hob with extractor hood and fan, integrated washing machine, fridge freezer and dishwasher. Combi boiler housed in a cupboard, laminate flooring and radiator.

### **Living Room**

12'1 x 15'7

A bright and airy room with full length windows to rear and french doors leading into the garden.  
Laminate flooring, TV point and radiator.

## **FIRST FLOOR**

### **Landing**

With radiator.

### **Bedroom Two**

15' x 11'

Two windows to rear and radiator.

### **Bedroom Three**

9'5 x 8'4

Window to front and radiator.

### **Bathroom**

Bath with shower over and shower screen, low level w/c, pedestal basin, 1/2 tiled walls, vinyl flooring and radiator.

## **SECOND FLOOR**

### **Landing**

Window to front.

### **Bedroom One**

15'6 narrowing to 10'6 x 16'5

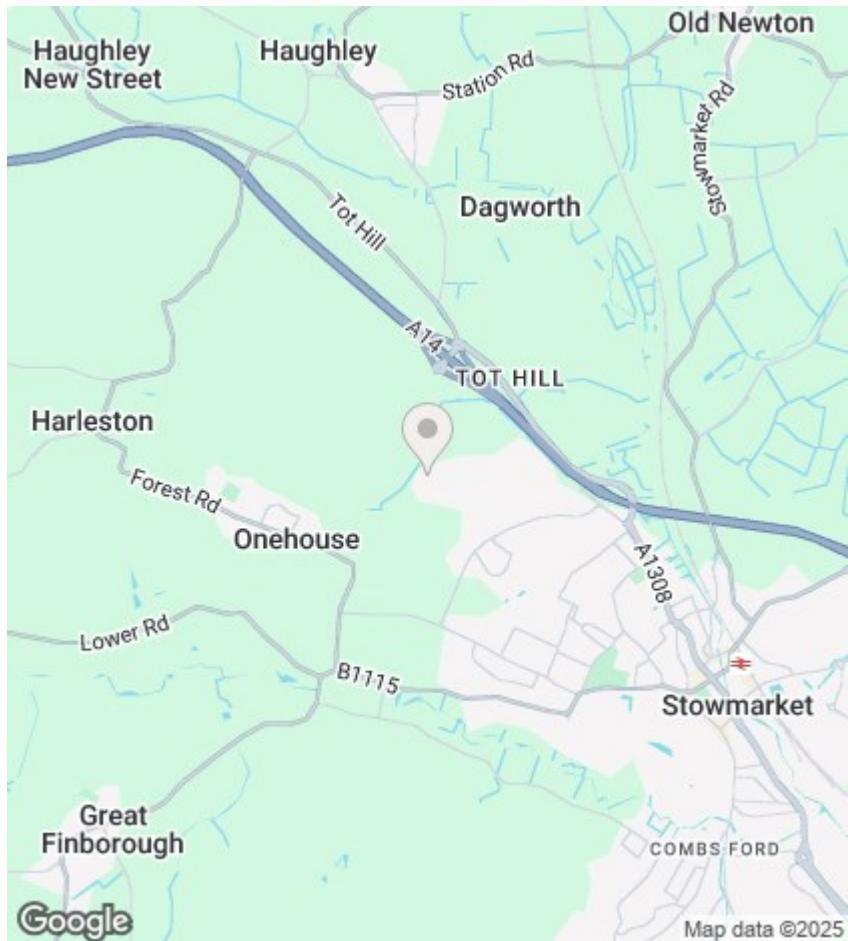
With window to front, Velux window, built-in wardrobe with mirrored glass sliding doors and radiator.

### **En-Suite**

Velux window, double shower, pedestal basin, low level w/c, vinyl flooring and radiator.

### **Outside**

To the front of the property is a path leading to the front door with lawn and shrubs. Off road parking as well as a driveway providing parking for 2 vehicles. A side gate leads to rear garden that comprises of lawn and shed. For privacy and seclusion the garden is surrounded by wall and fencing.



## Directions

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 At the roundabout, take the 1st exit onto Brooke Wy. Continue onto Fuller Wy. Turn right onto Beeching Cl Destination will be on the left Arrive:

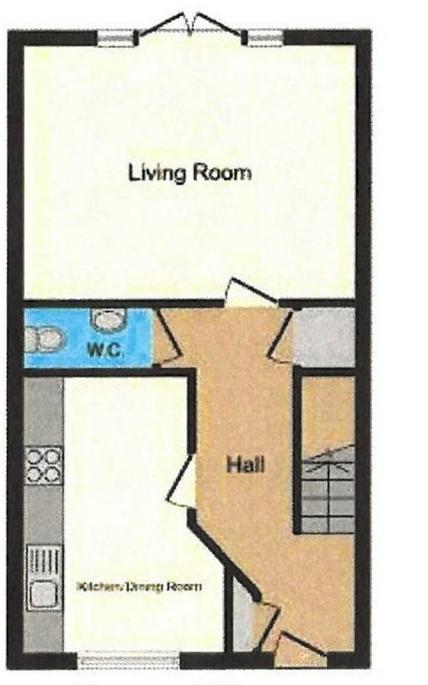
## Viewings

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

## EPC Rating:

B

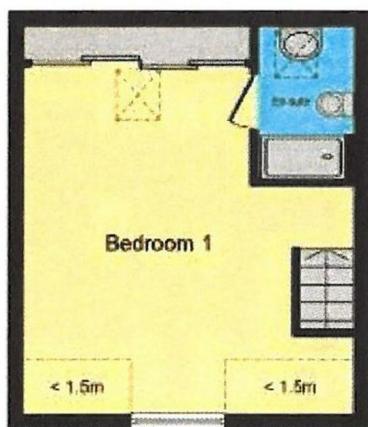
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No liability is taken for any error, omission or missstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)