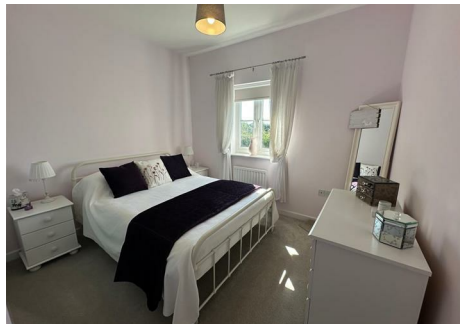


# BUCKS

PROPERTY AGENTS



37 Greenfinch Close, Stowmarket, IP14 5UT

Guide Price £300,000

- Three Bedrooms
- Kitchen/Diner
- Sealed Unit Double Glazed
- Views Over Pond To Front and Rear Garden Not Overlooked
- Single Garage
- Detached House
- En-Suite To Master Bedroom
- Gas Radiator Central Heating
- Off Road Parking For Two Vehicles
- No Upward Chain

# 37 Greenfinch Close, Stowmarket IP14 5UT

Welcome to this charming detached house located on Greenfinch Close in the delightful town of Stowmarket. This well-appointed property boasts three spacious bedrooms, making it an ideal family home. The master bedroom features an en-suite bathroom, providing a private retreat for relaxation. The heart of the home is the inviting kitchen/diner, which is enhanced by elegant French doors that open directly into the rear garden. This seamless connection between indoor and outdoor spaces is perfect for entertaining guests or enjoying family meals in the fresh air. The property also includes a convenient cloakroom, adding to the practicality of the layout. For those with vehicles, the property offers ample parking with space for three vehicles, including off-road parking for two and a single garage. The garage is equipped with an up-and-over door, a personnel door to the side, and has power and light connected, making it a versatile space for storage or hobbies. One of the standout features of this property is that it comes with no upward chain, allowing for a smooth and straightforward purchase process.

This home is not only well-situated in a peaceful neighbourhood but also offers a perfect blend of comfort and convenience 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 a first-time buyer or looking to upsize, this property is sure to meet your needs. Don't miss the opportunity to make this lovely house your new home.



Council Tax Band: C



### Entrance Hall

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

### Sitting Room

With windows to front and side illuminating the room with natural light, double doors leading into kitchen/diner, TV point and two radiators.

### Kitchen/Diner

With window to rear and French doors leading to rear garden ideal for indoor/outdoor entertaining, range of modern high and low units, stainless steel sink and drainer, tiled splashbacks, gas hob with extractor hood and fan, electric oven, space for fridge freezer, plumbing for washing machine, cupboard housing boiler and LVT floor.

### Cloakroom

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

### First Floor Landing

With shelved airing cupboard housing hot water tank, loft access and radiator.

### Bedroom One

With window to front, built-in wardrobe with glass sliding doors, built-in cupboard with hanging rail and shelves and radiator.

### En-Suite

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

### Bedroom Two

With window to rear, built-in double wardrobe with glass sliding doors and radiator.

### Bedroom Three

With window to rear and radiator.

### Bathroom

With window to front, bath with mixer tap and shower attachment, low level W/C, pedestal basin, shaver point, tiled splashbacks, vinyl floor and radiator.

### Outside

To the front of the property with views over a pond are paving stones leading to the front door with storm porch, pebbles, gravel and driveway providing off road parking for two vehicles additionally leading to a single garage with up and over door,

personnel door to side and power and light connected To the rear of the property with access through a side gate is a private rear garden not overlooked comprising of paving stones, lawn, shrubs, shed and for privacy and seclusion is fenced and walled all around.

### Agent Note

Maintenance Charge of £130 per annum.



## 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 Continue to follow B1115 At the roundabout, take the 2nd exit onto Stowupland Rd/B1115 Turn right onto Stowupland Rd Turn left onto Starling Way Turn left onto Greenfinch Cl Turn right to stay on Greenfinch Cl Destination will be on the right Arrive: Greenfinch Close, Stowmarket IP14 5UT, 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>		
(69-80) <b>C</b>	78	82
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	