BUCKS
PROPERTY AGENTS

22 Brambling Close, Stowmarket, IP14 5UN

Offers Over £300,000

- Four Bedrooms
- Kitchen/Dining/Family Room
- Cloakroom
- Gas Radiator Central Heating
- Off Road Parking For One Vehicle
- Link Detached House
- En-Suite To Master Bedroom
- Sealed Unit Double Glazed
- Brand New Combi Boiler
- Cul-De-Sac Location

3 Market Place, Stowmarket, Suffolk, IP14 1DT
01449614700
info@bucksproperty agents.com
www.yourhome.co.uk

22 Brambling Close, Stowmarket IP14 5UN

Nestled in the charming Brambling Close, Stowmarket, this delightful link-detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families seeking both space and convenience. The heart of the home is undoubtedly the expansive kitchen, dining, and family room. This inviting area features a large island with seating, perfect for casual dining or entertaining guests. French doors open seamlessly to the rear garden, allowing natural light to flood the space and providing easy access to outdoor living. The property boasts a well-appointed reception room, offering versatility for relaxation or formal gatherings. With two bathrooms, including the en-suite, morning routines will be a breeze for the whole family. Additional highlights include a brand new combi boiler, ensuring warmth and efficiency throughout the seasons. The rear garden is a true gem, featuring a covered patio area, ideal for alfresco dining, and a summerhouse equipped with power and light, perfect for hobbies or as a quiet retreat. Parking is made easy with off-road space for one vehicle, adding to the convenience of this lovely home.

Brambling Close is a peaceful location, making it an excellent choice for those looking to enjoy a tranquil lifestyle while remaining close to local amenities 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. This property is a wonderful opportunity for anyone seeking a modern family home in a desirable area. Don’t miss your chance to make it your own.

4 2 2 C

Council Tax Band: D

Entrance Hall
With windows to side, stairs leading to first floor, wood panelling, vinyl tiles and radiator.

Sitting Room
With bay window to front, TV point media wall, wood panelling, laminate floor, electric heater on wall and radiator.

Kitchen/Dining/Family Room
With window to front, two full length windows to rear and French doors leading to rear ideal for indoor/outdoor entertaining also additionally illuminating the room with natural light, range of high and low units, large island with seating and storage, sink and drainer, tiled splashbacks, electric hob with extractor hood and fan, eye level electric double oven, plumbing for washing machine and dishwasher, built-in cupboard with space for American fridge freezer, LVT floor and radiator.

Cloakroom
With window to rear, low level W/C, basin in vanity unit, wood panelling, LVT floor and radiator.

First Floor Landing
With loft access.

Bedroom One
With window to front, built-in wardrobes to one wall, airing cupboard housing Combi boiler and radiator.

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

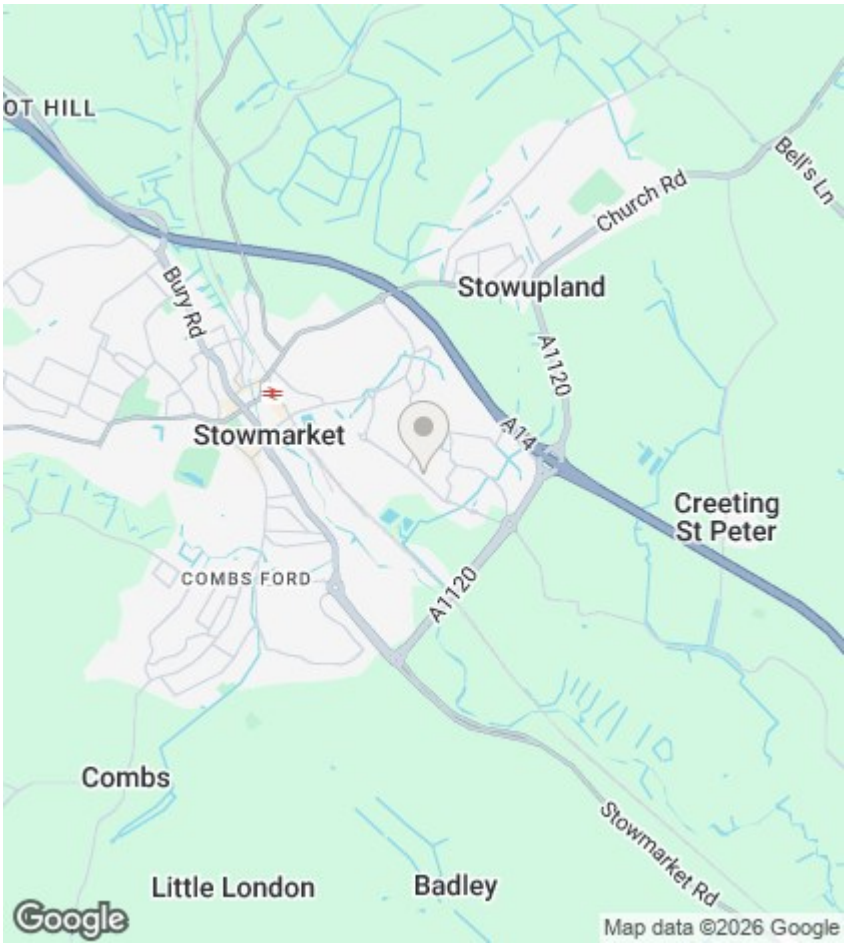
Bedroom Two
With window to front and radiator.

Bedroom Three
With window to rear and radiator.

Bedroom Four
With window to rear and radiator.

Bathroom
With window to rear, bath with mixer tap and shower attachment, low level W/C, basin in vanity unit, tiled splashbacks, vinyl floor and radiator.

Outside
To the front of the property are paving stones to the front door, shale, stones and shrub bed. To the rear of the property is a rear garden comprising of covered patio area ideal for outside entertaining, summerhouse with power and light connected, artificial grass, shale, slate area, shrubs, brick wall and for privacy and seclusion is fenced all around.



Directions

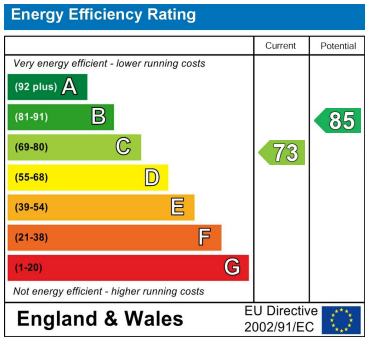
Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Turn left onto Navigation Approach At the roundabout, take the 3rd exit onto Gun Cotton Way At the roundabout, take the 1st exit and stay on Gun Cotton Way Go through 1 roundabout At the roundabout, take the 1st exit onto Cormorant Dr Turn right onto Brambling Cl Turn right to stay on Brambling Cl Destination will be on the left Arrive: Brambling Cl, Stowmarket IP14 5UN, UK

Viewings

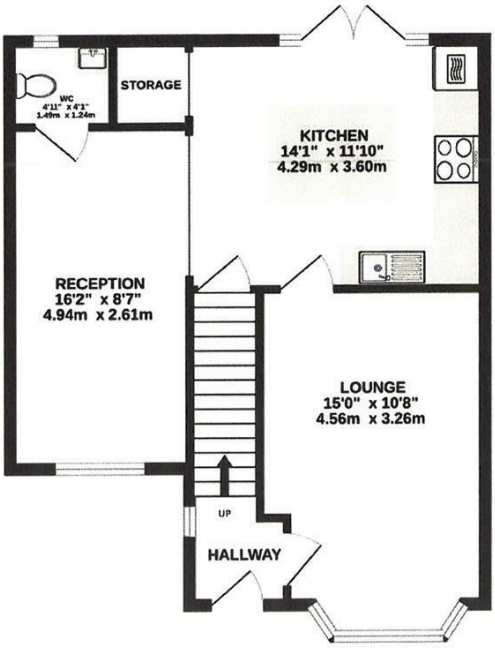
Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

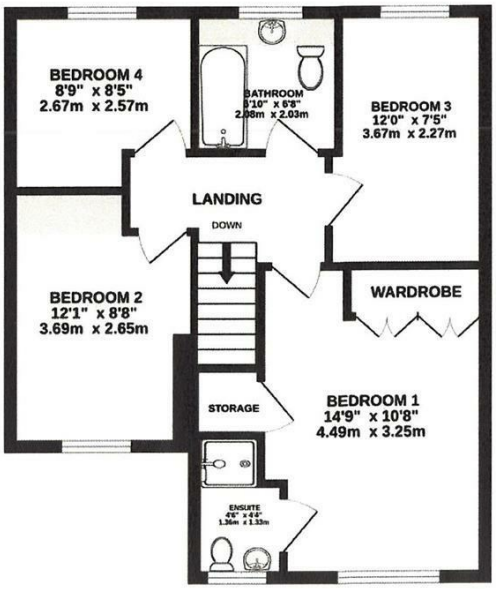
C



GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 sq.m.) approx.

3 Market Place, Stowmarket, Suffolk, IP14 1DT
01449614700
info@bucksproperty agents.com
www.yourhome.co.uk