



Partridge Close
Stowmarket, IP14 5GX

£1,300 Per month

MaxwellBrown

Independent Property Agents

Situated in an elevated location with rooftop views towards the town centre this superbly presented detached house offers hall, lounge, fitted kitchen/diner and cloakroom to the ground floor with 3 bedrooms, en-suite shower room and family bathroom to the first floor. The property has gas fired central heating, double glazing, good sized enclosed garden, single garage and private parking for 4 or 5 cars. The house is located about 3 minutes walk to the mainline railway station (Liverpool Street around 80 mins) and 10 minutes from the town centre. Viewing comes strongly recommended.



Sealed unit double glazed door to:

Entrance Hall: With wood effect laminate flooring, coved ceiling, stairs to first floor, radiator, smoke detector and Siemens thermostat, door to:

Cloakroom: With white suite comprising low level WC with concealed cistern, corner wash hand basin with mixer tap. Coved ceiling, radiator and extractor fan. Vinyl flooring and mosaic tiled splashbacks.

Lounge: Sealed unit double glazed window to front and bay window to side, coved ceiling and LED spot lights. TV and telephone points and radiator.

Kitchen/Diner: Fitted with white fronted units and wood effect tops. 1 ½ bowl single drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine and dishwasher, cupboards and drawer under, eye level units. Whirlpool electric oven, gas hob and extractor with stainless steel splashback. Inset LED spotlights, radiator. Ideal gas boiler supplying domestic hot water and central heating. Vinyl flooring, sealed unit double glazed window to side and rear, French doors to garden.

First Floor Landing: Access to loft, radiator, door to airing cupboard housing Megaflow hot water tank with immersion heater. Doors to:

Bedroom 1: Built-in double wardrobe with sliding mirrored doors, shelves and hanging space. Radiator, sealed unit double glazed window to side, door to:

Ensuite Shower room: White suite comprising shower cubicle with thermostatic shower, pedestal wash hand basin. Vinyl flooring, ½ tiled walls, extractor, spot lights and sealed unit double glazed window to front.

Bedroom 2: With wood effect laminate flooring, radiator and sealed unit double glazed window to side.

Bedroom 3: With built in single wardrobe, radiator and sealed unit double glazed window to front.

Bathroom: Fitted with white suite comprising panelled bath with shower mixer tap, pedestal wash hand basin with mixer tap, and low level flushing WC. ½ tiled walls, spotlights, vinyl flooring, extractor and sealed unit double glazed window to front.

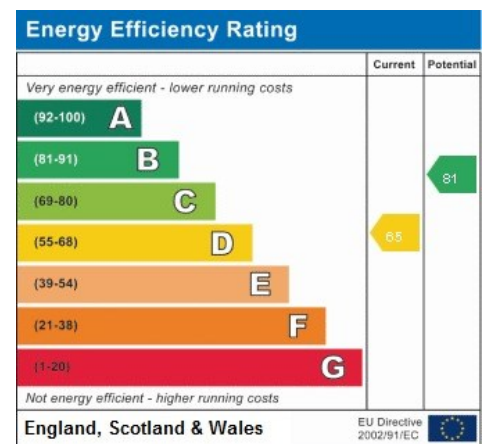
Outside: To front there is a grassed area allowing parking for 3/4 cars and tarmac roadway which in turn leads to the neighbouring houses and gives access to private a drive with further parking and up and over door to single garage with power and light. Front and side gardens are laid to purple slate chippings with inset central borders and young box hedging, enclosed by brick wall iron railings. High brick wall and gate gives access to a good sized enclosed garden with paved patio area with steps to French doors. Lawn and secluded corner decked area. To the rear of the house there is an enclosed storage area. The garden is enclosed by walls and close board fencing.

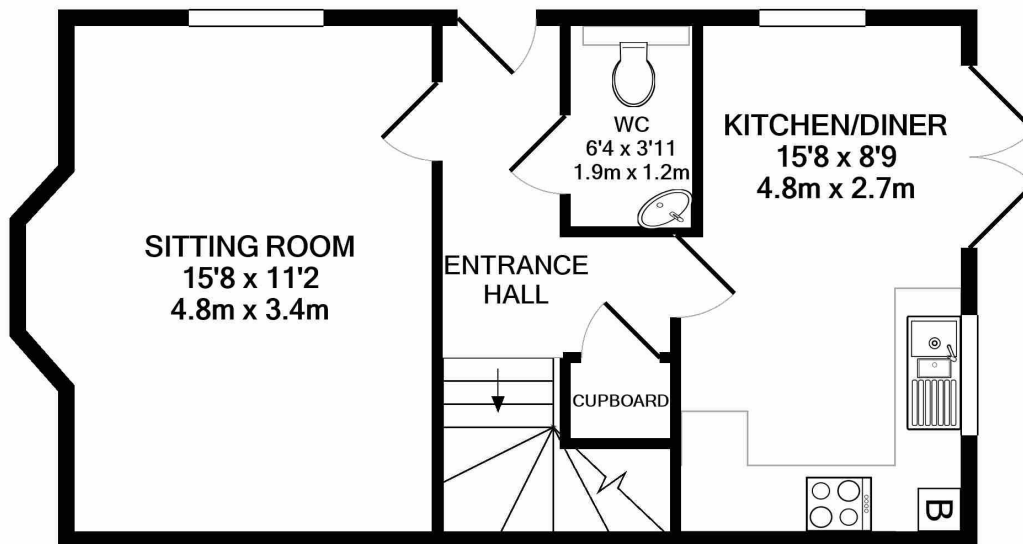
Services:

We understand from the vendors that all main services are connected to the property.

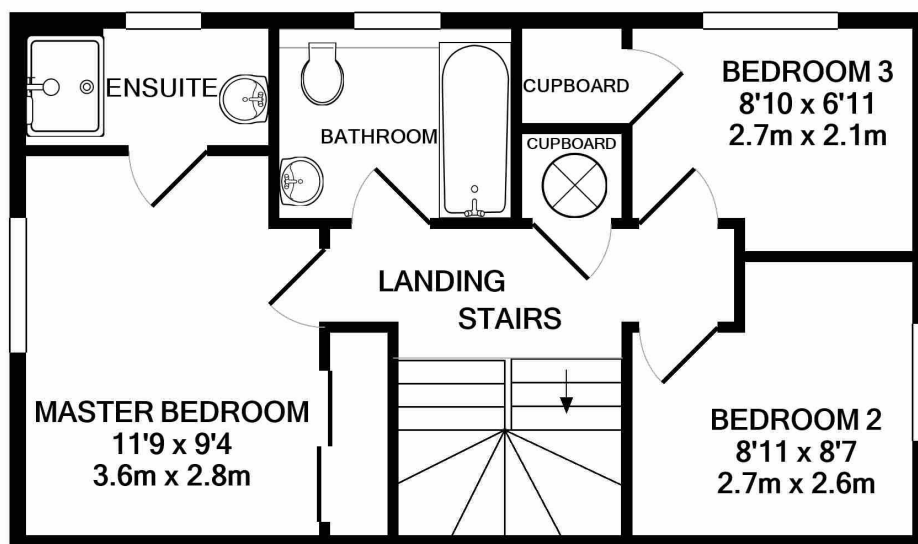
Agent's Notes:

We are offering this property to rent on an initial 6 months Assured Shorthold Tenancy. Please note that interested applicants will be required to pay a £100 holding fee on application to secure the property subject to references, this will be used as part of the first months' rent. One months' rental value for the deposit will be required prior to the start date which will be held by the Deposit Protection Service and returned to the tenant should the property be left in good order and all bills paid.



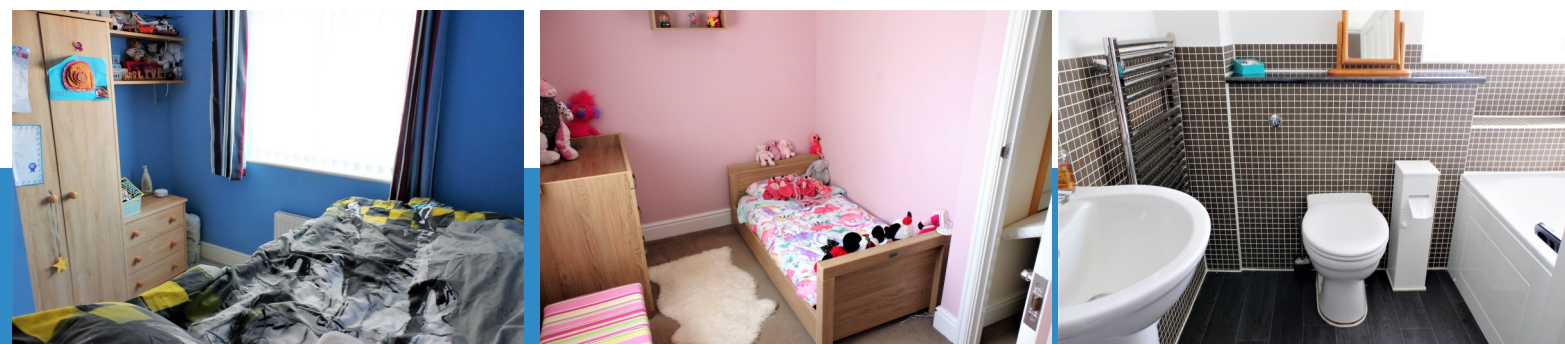


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

