



Robin Close
Stowmarket IP14 5NG
£240,000 Freehold

MaxwellBrown

Independent Property Agents

Situated within a cul-de-sac on the popular Cedars Park development in Stowmarket, this very well presented 2 bedroomed house offers attractive living accommodation including: hall, cloakroom, lounge, conservatory, Wren cream Shaker style kitchen, two bedrooms and family bathroom, driveway parking for 2 cars, double glazing, gas central heating and a lovely back garden. Viewing is highly recommended.



Robin Close, Stowmarket IP14 5NG

Sealed unit double glazed door to:

Entrance hall:

With an oak stripped floor, coving, smoke detector, radiator, stairs to first floor, doors to:

Cloakroom:

Fitted with a white suite of low level WC, inset wash basin in vanity unit, heated towel rail, oak stripped floor, extractor fan.

Kitchen:

Fully fitted with a range of Wren cream Shaker style units with wood effect worktops comprising inset single drainer stainless steel sink unit with cupboards, space and plumbing for an automatic washing machine, worktops with cupboards and drawers under, Viceroy oven, gas, hob, extractor fan, eye level units, Potterton Suprima gas boiler and programmer, Metro tiled splashbacks, ceramic flooring, Sealed unit double glazed window to front.

Lounge/Dining Room:

Containing 2 radiators, TV aerial socket, Honeywell central heating programmer, coving, under-stairs cupboard, Sealed unit double glazed window to side and sliding patio doors to:

Conservatory:

Of half glazed construction with a heat reflecting roof, and integral blinds, ceramic flooring with under floor heating, Sealed unit double glazed French door to rear.

First Floor landing:

With smoke detector, access to loft, doors to:

Bedroom 1:

With fitted sliding door mirrored wardrobes with

shelves, drawers and hanging space to one wall, coving, radiator, TV aerial socket, Sealed unit double glazed window to rear.

Bedroom 2:

Radiator, coving, TV aerial socket, airing cupboard housing lagged hot water tank with immersion heater and slatted shelving, Sealed unit double glazed window to front.

Bathroom:

Fitted with a white suite of low level WC, pedestal wash hand basin with plunge plug and mixer tap, panelled bath with shower mixer tap, curtain and rail, extensive tiled splashbacks, ceramic flooring, heated towel rail, extractor fan, Sealed unit double glazed to side.

Outside:

The rear garden has a sandstone patio to the side, lawn and shrub borders, with a timber shed and side gate access to the front driveway. The small lawned front garden is open with a tarmac drive to the side, giving space for two cars, with close boarded fencing to the side.

Services:

It is understood from the vendors that all mains services are connected to the property.

Council Tax Band B: payable to Mid Suffolk District Council

Broadband Speeds according to Ofcom:

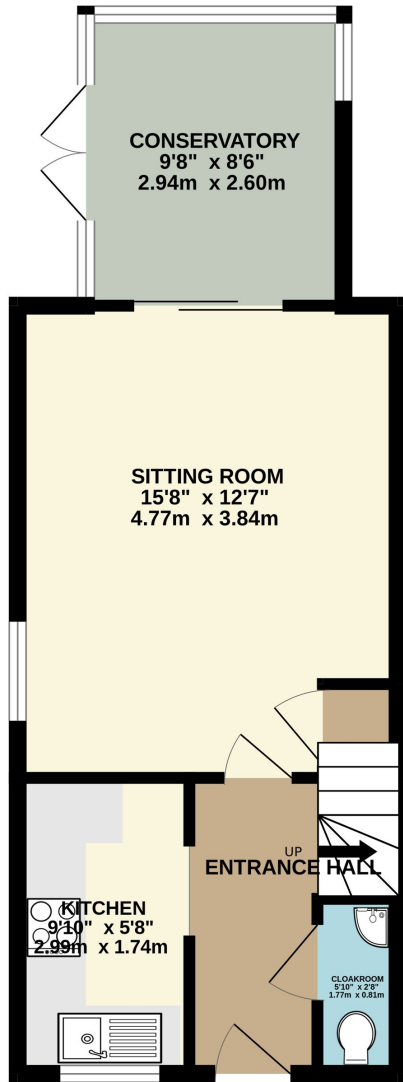
Standard download 6Mbps

Superfast download 80Mbps

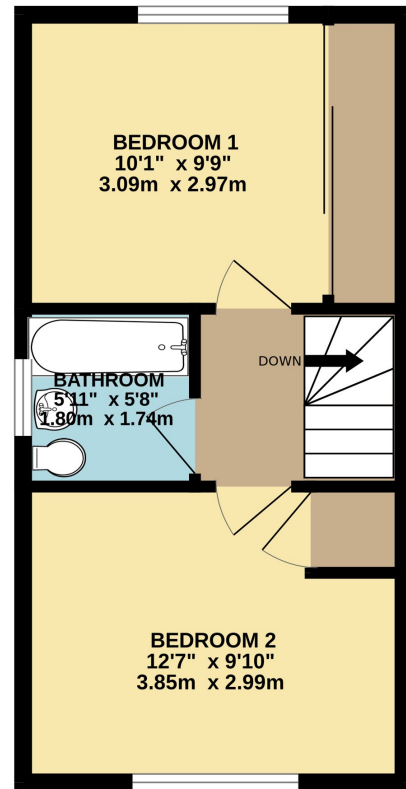
Ultrafast download 1100 Mbps



GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.

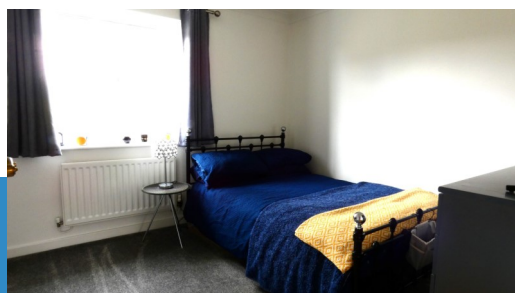
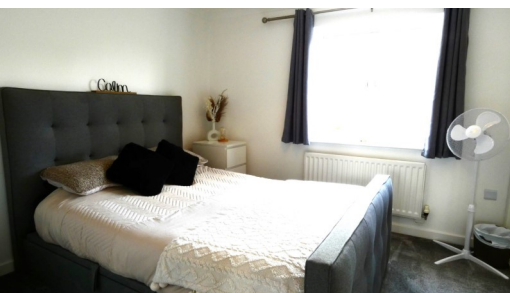


Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 725 sq.ft. (67.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

