



£200,000  
19 Nuthatch Close, Stowmarket, IP14 5BF

This three-bedroom semi-detached home with EN SUITE FACILITIES is offered with VACANT POSSESSION AND NO UPWARD CHAIN. The property has a generous lounge, GROUND FLOOR CLOAKROOM, MODERN KITCHEN, gardens to the rear and OFF ROAD PARKING. The property also has three bedrooms to the first floor, family bathroom, gas radiator central heating, sealed unit double glazed windows and viewings are strictly by appointment with the above agents.

**The accommodation on offer is as follows:**

**ENTRANCE HALL:**

With radiator, telephone point and stairs to the first floor.

**CLOAKROOM:**

With low level WC, corner pedestal hand basin, radiator, tiled splash backs, window to side and extractor fan.

**LOUNGE DINING ROOM:**

Running from the front to the rear of the property thus being an excellent light and airy room with a window to the front aspect, French Doors to the rear, two radiators, TV and telephone point.

**KITCHEN:**

With range of high and low level units of a shaker cream finish with integrated oven, hob and hood, plumbing for washing machine, plumbing for dishwasher, sink unit, space for fridge-freezer, matching splash backs to work surfaces and window to the rear.

**ON THE FIRST FLOOR:**

**LANDING:**

With loft access, fitted airing cupboard with gas combi boiler providing domestic hot water and central heating, further storage/airing cupboard over the stairs.

**MASTER BEDROOM:**

With radiator, single fitted wardrobe, window to rear, TV point and door to:

**EN SUITE:**

With pedestal hand basin, shower in separate cubicle, heated towel rail, tiled splash backs and extractor fan.

**BEDROOM 2:**

With radiator and window to the front.

**BEDROOM 3:**

With radiator and window to the rear.

**FAMILY BATHROOM:**

With suite comprising low level WC with concealed cistern, vanity hand basin, panel bath with mixer tap and shower attachments, extractor fan, half tiled walls and heated towel rail.

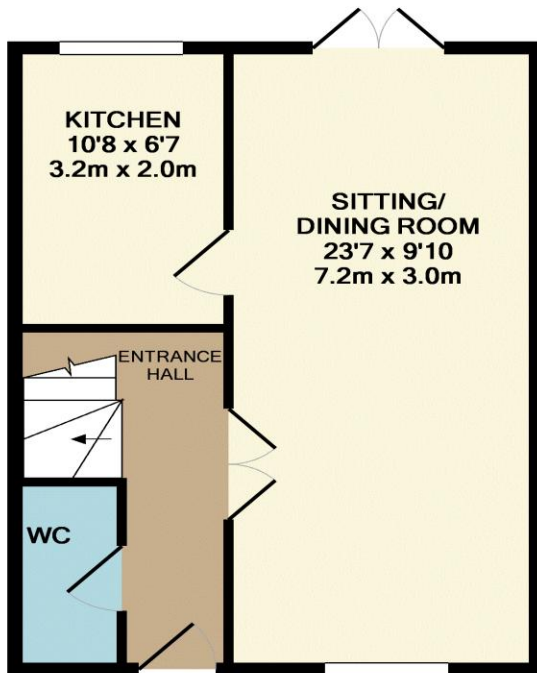
**OUTSIDE:**

There is a small garden to the front aspect with pathway giving access to the front door. The rear gardens incorporate large decking area on two levels, lawns, further slabbed patio and further gravel patio to the rear boundary. There is access to the side which leads to the car parking spaces.

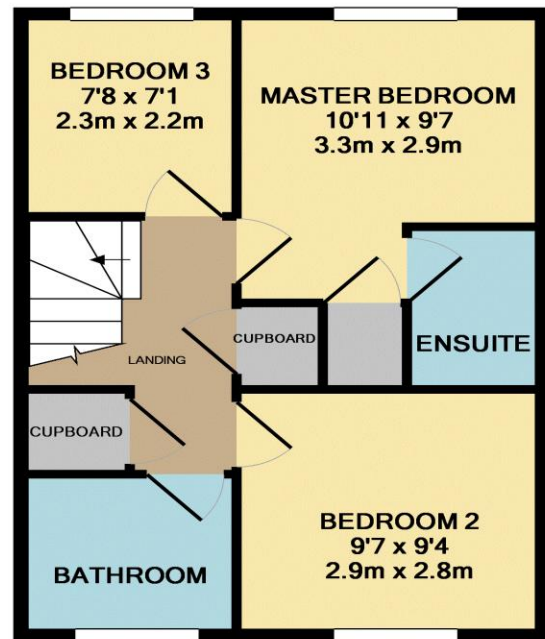
**DIRECTIONS:**

**Head north towards Tavern Street/B1115 turn right at the 1st cross street onto Station Road W/B1115, turn right onto Gipping Way/A1308, turn left onto Navigation Approach, turn right onto Goosander Road, Turn left onto Nuthatch Close, turn right to stay on Nuthatch Close, turn left to stay on Nuthatch Close where the property will be found on the left.**

## FLOORPLANS



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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### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitors.

**ALL MEASUREMENTS ARE APPROXIMATE**



# PHOTOGRAPHS

