



Offers In Excess Of £240,000
20 Binyon Close, Stowmarket, Suffolk, IP14 1UU

Bucks Property Agents are pleased to offer for sale this **THREE BEDROOM END TERRACED** home, situated on the extremely popular Taylor Wimpy Development. Built in 2016, the property has 7 YEARS NHBC remaining. The property itself boasts **SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, KITCHEN/DINING ROOM** and an **EN SUITE** to the **MASTER BEDROOM**. The property also affords a **SECLUDED REAR GARDEN**.

Stowmarket itself has many amenities including shops, cinema, pubs and main line rail line to London Liverpool Street. It also offers easy access to the A14, with access to larger towns such as Ipswich & Bury St Edmunds.

The accommodation on offer is as follows:

HALLWAY:

With radiator and concrete style flooring.

SITTING ROOM:

With window to the front, shutters on the window, radiator, TV point and concrete style flooring.

WC:

With low level WC, pedestal sink, tiled splashbacks and radiator.

CUPBOARD:

Providing a utility area.

KITCHEN/DINING ROOM:

With a range of high & low level units, concrete style flooring, gas hob & electric oven, combi boiler housed in cupboard, space for fridge freezer, plumbing for washing machine, work surfaces with matching splashbacks, sink with drainer, tiled splashbacks and part tiled wall with large mirror, extractor hood and fan and patio doors to the side.

FIRST FLOOR LANDING:

With radiator and loft access.

BEDROOM 1:

With window to the front, radiator, shutters on the window and built in wardrobe.

EN SUITE:

With window to the front, radiator, shower in separate cubicle, low level WC, pedestal sink, vinyl style flooring and shutter to window.

BEDROOM 2:

With window to the rear, radiator and shutter on the window.

BEDROOM 3:

With window to the rear, radiator and shutters on the window.

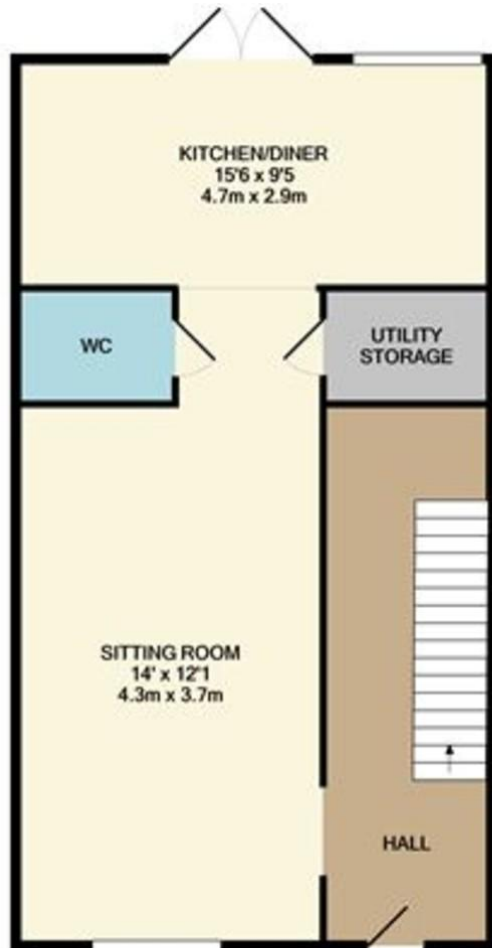
BATHROOM:

With bath and shower over, low level WC, sink in vanity unit, tiled splashbacks, radiator and vinyl style flooring.

OUTSIDE:

The front garden is laid to lawn with a pathway leading to the front door. There are shrub borders and a pathway leading to a side gate providing access to the rear. There are two allocated parking spaces to the front of the property. The rear gardens offer a high degree of privacy and seclusion, benefitting from a good sized covered decking area with a glass canopy. The garden affords a lawned area, shed, raised shrub borders and fencing all around.

FLOORPLANS



GROUND FLOOR
APPROX. FLOOR
AREA 845 SQ.FT.
(78.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 845 SQ.FT.
(78.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1690 SQ.FT. (157.0 SQ.M.)

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

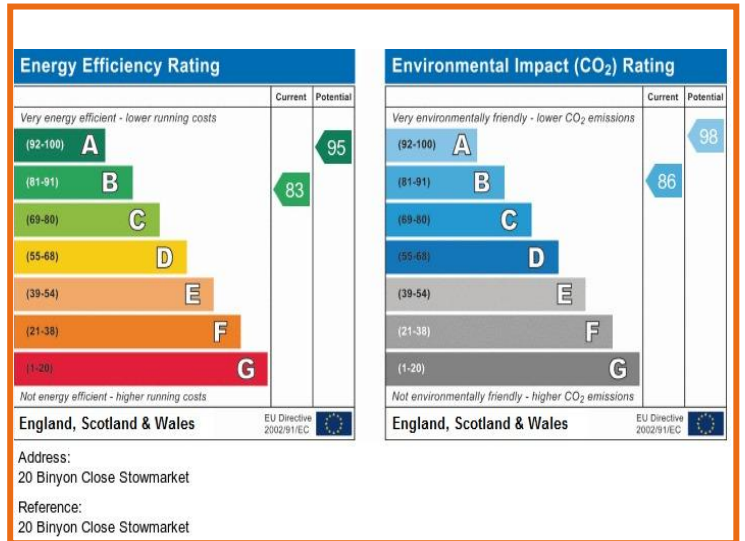
THE PROPERTY MISDESCRIPTIONS ACT 1991

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



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