



**Tynan Crescent, Stowmarket, IP14 1WB**

**welcome to**

## **Tynan Crescent, Stowmarket**

This three bedroom home boasts a kitchen/diner, lounge and cloakroom on the ground floor and three bedrooms and two bathrooms on the first. Outside there is a fence enclosed garden and off street parking to the front. Close to local amenities & travel links. Call to view now.

### **Accommodation**

#### **Entrance Hall**

The property is entered through a part glazed front door with stairs to first floor, part wood panelled walls, radiator and vinyl flooring.

#### **Living Room**

12' 1" max x 13' 10" max ( 3.68m max x 4.22m max )  
Window to front with shutters, radiator, tv point and carpet.

#### **Downstairs Cloakroom**

Fitted with a low level wc, pedestal hand wash basin with mixer tap and splash back, extractor, radiator and vinyl flooring.

#### **Kitchen**

13' 1" max x 13' 5" max ( 3.99m max x 4.09m max )  
Window and doors to rear, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, double electric oven with gas hob and extractor over, fridge freezer, dishwasher, washing machine, part tiled walls, understairs cupboard, part wood panelled walls, radiator and vinyl flooring.

#### **First Floor Landing**

Access to loft, radiator and carpet.

#### **Bedroom One**

12' 2" max x 11' 2" max ( 3.71m max x 3.40m max )  
Window to front with shutters, radiator, tv point and carpet.

#### **En Suite**

Frosted window to front, shower cubicle, pedestal hand wash basin with mixer tap, low level wc.

#### **Bedroom Two**

8' 7" x 10' 9" ( 2.62m x 3.28m )  
Window to rear, radiator, spotlights, and carpet.

#### **Bedroom Three**

11' 6" x 6' 7" ( 3.51m x 2.01m )  
Window to rear, radiator and carpet.

#### **Family Bathroom**

Panelled bath with shower over and screen, pedestal hand wash basin with mixer tap, low level wc, extractor, part tiled walls, radiator and vinyl flooring.

#### **Outside Rear Garden**

Fence enclosed with rear access gate, patio and lawn areas, timber shed.

#### **Parking**

Off street parking is located to the front of the property.



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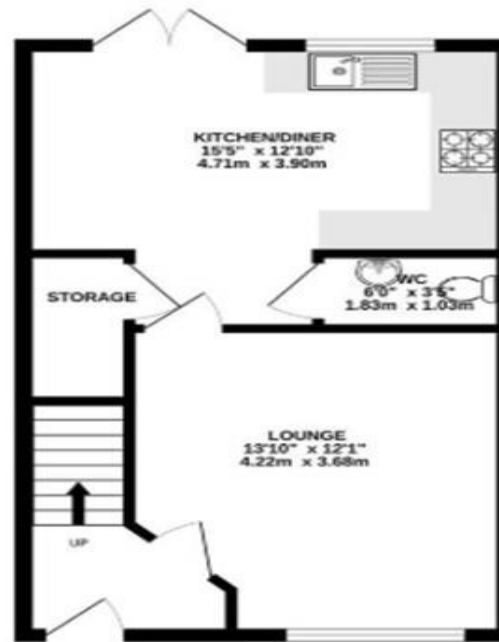
## Tynan Crescent, Stowmarket

- Three bedrooms
- Ensuite, family bathroom and cloakroom
- Double glazed and gas central heated
- Fence enclosed garden
- NHBC guarantee remaining

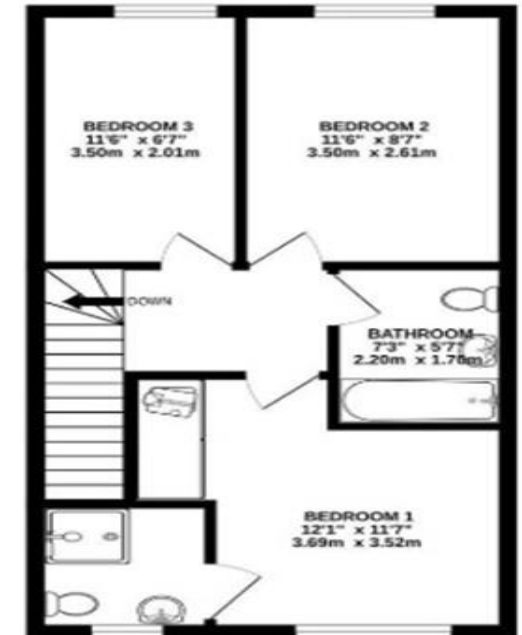
Tenure: Freehold EPC Rating: B  
Council Tax Band: C

**£250,000**

GROUND FLOOR  
412 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 836 sq.ft. (77.6 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the foregoing dimensions, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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Property Ref:  
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william h brown



**01449 614459**



[stowmarket@williamhbrown.co.uk](mailto:stowmarket@williamhbrown.co.uk)



10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE



[williamhbrown.co.uk](http://williamhbrown.co.uk)