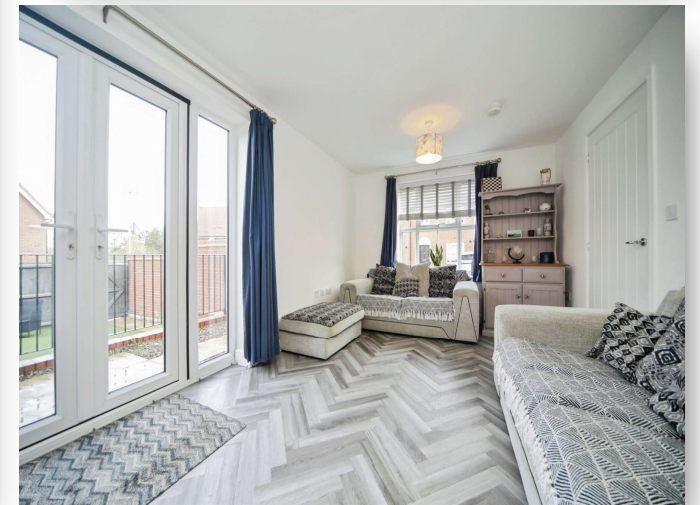




Amis Close, Stowmarket, IP14 1XE

welcome to

Amis Close, Stowmarket

This charming semi-detached home offers an integrated kitchen, cloakroom, living room, three bedrooms, ensuite, plus a family bathroom. Outside, a garage, parking & private garden with patio. Close to schools & amenities, it includes an NHBC warranty—ideal for families. Call to view.

Stowmarket

Situated in the heart of Suffolk, Stowmarket is a charming market town that beautifully blends historical allure with modern amenities. Known for its picturesque landscapes and welcoming community, this quaint town offers a perfect balance of rural tranquillity and urban convenience.

The town is home to several historic landmarks, including the magnificent St. Peter and St. Mary's Church and the Food Museum, which offers a fascinating glimpse into the region's past. The town centre retains its traditional charm, with a delightful mix of period architecture and modern buildings.

Regular local events, farmer's markets, and community gatherings foster a welcoming and inclusive atmosphere. The town's vibrant cultural scene includes theatres, art galleries, and musical performances that cater to diverse tastes and interests.

Stowmarket is well-connected, making it an attractive location for commuters. The town's railway station offers frequent services to London, Cambridge, and Norwich, ensuring that residents can easily access major cities for work or leisure. Additionally, the nearby A14 provides convenient road links to the rest of the country.

The town offers a variety of amenities, supermarkets, and a range of local shops and boutiques. Stowmarket's educational facilities are highly regarded, with several primary and secondary schools available to residents. Additionally, healthcare services are readily accessible, with local clinics and a hospital nearby.

Amis Close

This charming semi-detached home in Stowmarket offers a welcoming entrance hall, complete with two built-in cupboards that provide ample storage space. The heart of this home is its integrated kitchen/diner, equipped with modern conveniences for all your culinary adventures. Additionally, the ground floor includes a convenient cloakroom, perfect for guests. The living room is a bright and airy space, graced with French doors that open to the side, blending indoor and outdoor living seamlessly.

Upstairs, the property features three well-proportioned bedrooms. The primary bedroom boasts an ensuite, offering privacy and comfort. The family bathroom is fitted with a sleek three-piece suite, providing a tranquil retreat for relaxation.

The exterior of the property is equally impressive. A garage and a single off-road parking space are situated at the front, ensuring convenience for vehicle access. The private garden, enclosed with fencing and featuring a side access gate, offers both security and serenity. It includes a delightful hosting patio area, ideal for entertaining guests, and artificial grass for easy maintenance.

This home is ideally located, being close to local schools, amenities, and a playground, making it a perfect choice for families. Furthermore, the property benefits from the NHBC warranty, ensuring peace of mind for new homeowners.





Accommodation Entrance Hall

Part glazed front door, stairs to first floor, two built in cupboards, radiator. vinyl flooring.

Kitchen/Diner

Window to front, two windows to sides, fitted with 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 fan over, integrated fridge freezer, dish washer and washing machine, spotlights, part tiled walls, radiator, vinyl flooring.

Cloakroom

Low level WC, pedestal hand basin with mixer tap and splash back, extractor fan, heated towel rail, vinyl flooring.

Living Room

Window to front, window and French doors to side, TV point, two radiators, vinyl flooring.

Landing

Access to loft, radiator, carpeted flooring.

Bedroom One

Windows to front and side, built in wardrobe, radiator, carpeted flooring.

Ensuite

Fitted with a shower cubicle, pedestal hand wash basin with mixer tap, low level WC, spotlights, extractor fan, part tiled walls, radiator, vinyl flooring.

Bedroom Two

Windows to front and sides, radiator, carpeted flooring.

Bedroom Three

Window to side, radiator, carpeted flooring.

Family Bathroom

Frosted window to front, fitted with a panelled bath with shower over and screen, pedestal hand wash basin, low level WC, spotlights, extractor fan, heated towel rail, part tiled walls, vinyl flooring.

Outside Garage

Up and over doors, one outside parking space to front.

Rear Garden

Fence and wall enclosed with side access gate, patio and artificial grass.

Agents Notes

The council tax band is listed as an E and is currently being reviewed.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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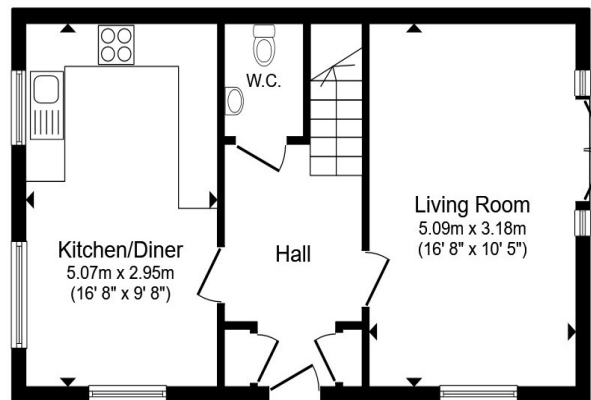
- Three bedroom semi-detached house
- Family bathroom, ensuite & downstairs cloakroom
- Private rear garden
- Garage & off road parking
- Gas central heating

Tenure: Freehold EPC Rating: B

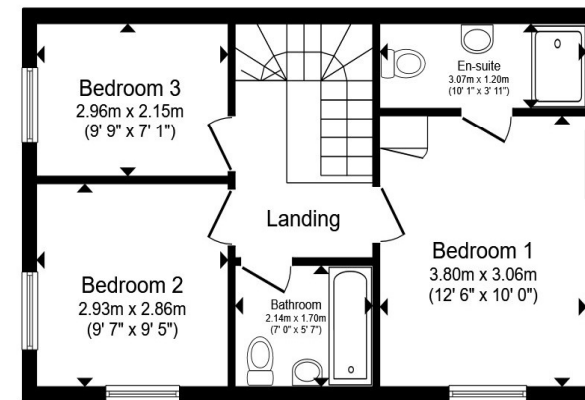
Council Tax Band: E

offers in excess of

£310,000



Ground Floor



First Floor

Total floor area 86.0 m² (925 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
SMK105295 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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