



Guillemot Close, Stowmarket, IP14 5GJ

welcome to

Guillemot Close, Stowmarket

This cosy two-bedroom mid-terraced home in the popular Cedars Park Development is situated next to a communal green space and offers open plan living, generously sized bedrooms and convenient downstairs cloakroom. Ideal for first time buyers and investors. Viewings are highly recommended!

Stowmarket

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.

Guillemot Close

This delightful mid-terraced home on the Cedars Park Development offers the perfect blend of comfort and convenience. Ideal for those looking to be close to essential amenities, reputable schools, and excellent travel links, this home is a hidden gem.

Upon entering, you are greeted by a welcoming entrance hall that leads directly to a convenient cloakroom, equipped with a two-piece suite, perfect for guests or quick wash-ups. The hall also leads to the open-plan living and dining room, and effortlessly connects to the kitchen, creating an easy flow for everyday living.

Ascend to the first floor to find two generously-sized bedrooms. The master bedroom is complete with a built-in wardrobe that offers plenty of storage space. The second bedroom, equally spacious, provides a versatile space for family, guests, or a home office. Completing the upstairs area is the family bathroom which is equipped with a three-piece suite.

Outside, you'll find a large green communal area, perfect for enjoying the outdoors and fostering a sense of community. This property includes the convenience of an allocated parking space, ensuring easy access and peace of mind.



Accommodation

Entrance Hall

Front door, carpeted flooring and doors to;

Downstairs Cloakroom

Frosted window to front, fitted with a low level wc and pedestal hand wash basin, radiator and part tiled walls.

Living/Dining Room

Windows to front and side, stairs to first floor, TV point, radiator and carpeted flooring.

Kitchen

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, space for washing machine and dishwasher and tiled walls.

Landing

Carpeted flooring, access to loft, airing cupboard and doors to;

Bedroom One

Window to front, built in wardrobe, radiator and carpeted flooring.

Bedroom Two

Windows to front and side, radiator and carpeted flooring.

Bathroom

Fitted with a suite comprising a panelled bath with shower over and screen, pedestal hand wash basin and low level wc and part tiled walls.

Outside

1 Allocated Parking Space.

Agents Note

Service Charge to Gateway Property Management.



view this property online williamhbrown.co.uk/Property/SMK105409



welcome to

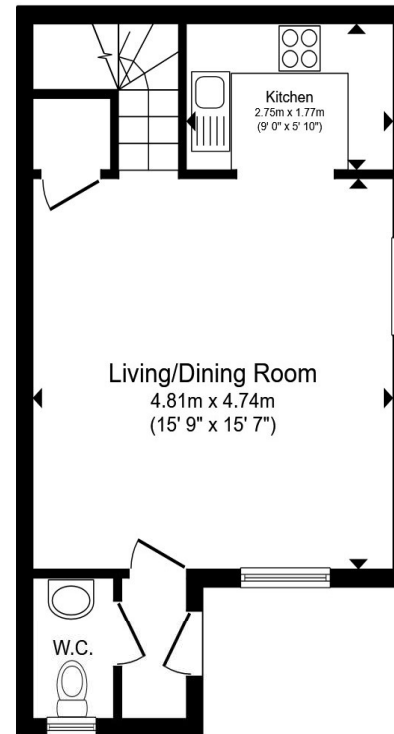
Guillemot Close, Stowmarket

- Mid-Terraced Home
- Two Good-Sized Bedrooms
- Open Plan Living/Dining Area Leading to Kitchen
- Bathroom & Downstairs Cloakroom
- Popular Cedars Park Development

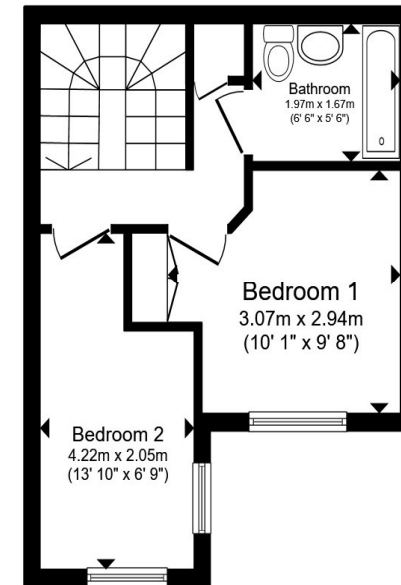
Tenure: Freehold EPC Rating: C

Council Tax Band: A

£185,000



Ground Floor



First Floor

Total floor area 61.8 m² (666 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



view this property online williamhbrown.co.uk/Property/SMK105409



Property Ref:
SMK105409 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01449 614459



stowmarket@williamhbrown.co.uk



10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE



williamhbrown.co.uk