



## 4 HOLME CLOSE STOWUPLAND, IP14 4FN

£250,000  
FREEHOLD

This is a great chance to buy a well proportioned 2 bedroom semi detached home built just 2 years ago. A delightful home offers welcoming and comfortable accommodation with ample storage space throughout. Located in the well-connected village of Stowupland, just outside Stowmarket perfect for commuters, or anyone seeking village lifestyle. The ground floor features a handy cloakroom, modern kitchen and a spacious sitting room—ideal for relaxing. A good size master bedroom and a generous size second bedroom served by a contemporary family bathroom. Outside, the rear garden offers a patio area and lawn. Gated access leads to the driveway and parking. Viewing is recommended to appreciate the all that this super home offers.

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# HOLME CLOSE

- A Tastefully Decorated Two Bedroom Family Home
- 2 Double Bedrooms
- Stylish Kitchen & Spacious Sitting Room
- Gas Fired Central Heating
- Driveway & Off Road Parking For 2 Vehicles
- Close To Amenities & Good Transport Links
- Ground Floor Cloakroom
- Well Kept Front and Rear Gardens
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Stairs to first floor. Understairs cupboard and storage cupboard. Radiator

## Cloakroom

WC and wash basin. Radiator

## Sitting Room

Well-proportioned room with patio doors leading to the garden. Window to rear. Radiator

## Kitchen

Stylish kitchen with wall and base cupboard and drawer units and ample worktops over. Inset sink and drainer. Space for washing machine and fridge freezer. Built in oven with gas hob and extractor fan over. Window to front

## Landing

Access to loft

## Bedroom 1

Spacious double with window to rear. Radiator

## Bedroom 2

Storage cupboard. Window to front. Radiator

## Bathroom

Modern suite with WC and pedestal wash basin. Bath with shower head over and shower screen

## Outside

### Front Garden

Laid to lawn with pathway to front door. Block paved driveway offering parking.

### Rear Garden

Enclosed by fencing, laid mainly to lawn with a patio seating area. Pathway leading to gate access to side. Storage shed.

## Agent's Note

The estate charges payable approx £42.00 a month reviewed annually

# HOLME CLOSE





Ground Floor



Floor 1

Approximate total area<sup>99</sup>  
695 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: B Council Tax Band: B**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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