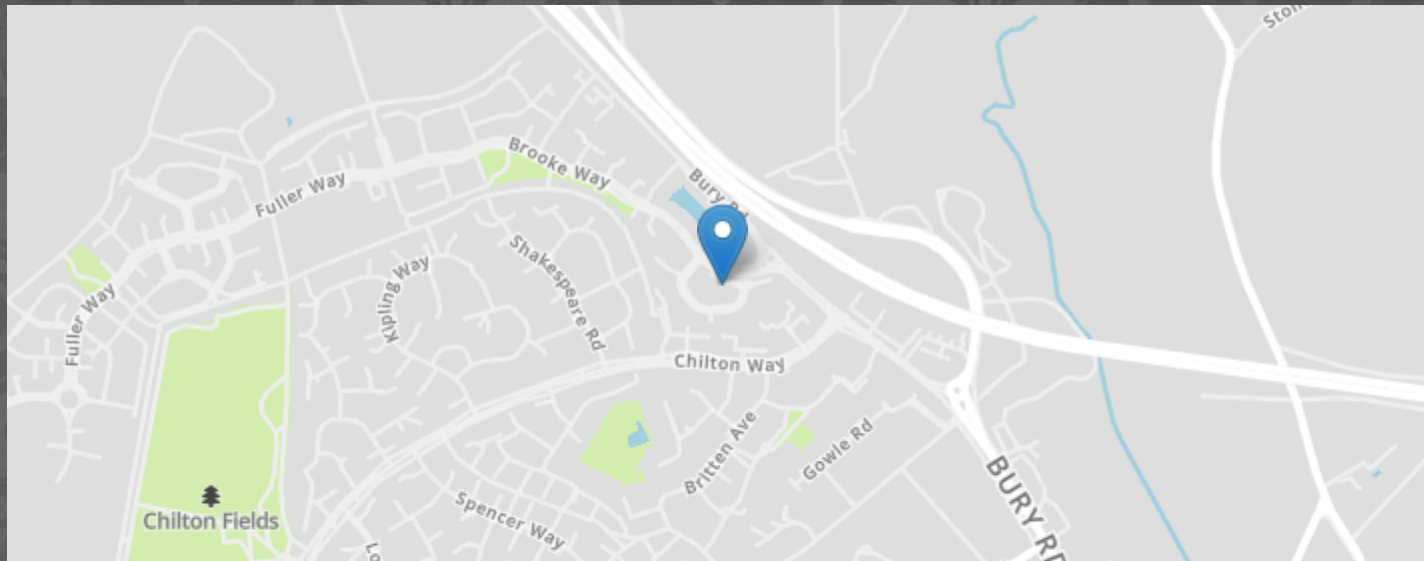


## Binyon Close, Stowmarket



- VENDORS HAVE SECURED ONWARD PURCHASE
- END OF CUL-DE-SAC POSITION
- SINGLE GARAGE WITH POWER AND LIGHT
- EN-SUITE TO MASTER BEDROOM
- GAS CENTRAL HEATING VIA COMBI BOILER
- SITUATED ON A PRIVATE ROAD
- OFF-ROAD PARKING FOR 3 CARS
- WELL PRESENTED THROUGHOUT
- POPULAR LOCATION
- ONE YEAR NHBC WARRANTY REMAINING

# MARKS & MANN

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# MARKS & MANN



## Binyon Close, Stowmarket

Proudly presented to the market is this beautifully maintained THREE-BEDROOM MID-TERRACED HOUSE, perfectly positioned on the sought-after NORTHFIELD VIEW development, tucked away down a PRIVATE ROAD at the very end of a peaceful CUL-DE-SAC. Offering exceptional kerb appeal and a rare sense of privacy, this home boasts OFF-ROAD PARKING FOR THREE CARS, a single GARAGE, an EN-SUITE to the primary bedroom and impresses with its DECEPTIVELY SPACIOUS, WELL-PRESENTED and thoughtfully designed accommodation throughout. A superb opportunity for families, first-time buyers or movers seeking style, convenience and comfort in one of Stowmarket's most desirable locations. VENDORS HAVE FOUND ONWARDS.

**£270,000 Guide Price**



Binyon Close, Stowmarket

GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hall with ample space for coat and shoe storage connecting the entrance to the kitchen, cloakroom and reception room. There is a cupboard under the stairs providing further storage solutions. Fitted carpet. Radiator.

KITCHEN/DINER

3.11m x 3.42m (10' 2" x 11' 3")  
A generous, modern kitchen/dining room fitted with a range of under-counter and overhead sleek grey gloss cabinetry. There is an integrated washing machine and space for a tall fridge/freezer. With plumbing available, there is also the prospect of installing a dishwasher if desired.  
A UPVC double glazed window to the front aspect overlooking a green space allows for lots of natural light to seep in.  
The space easily accommodates a dining table, making it perfect for family meals, entertaining or morning coffee routines. With excellent worktop space and storage, it's a kitchen designed for both style and functionality.  
Stainless steel sink with drainer. Part-tiled walls. Electric oven and hob with composite splashback and extractor overhead. Inset spotlights. Vinyl tiled flooring. Fitted blind to window. Radiator.

RECEPTION

3.69m x 4.74m (12' 1" x 15' 7")  
A sizeable living area currently laid out with two double seater sofas providing a cosy yet comfortable space. UPVC double French doors lead out to the rear garden and there are two UPVC double glazed windows either side of the French doors. Neutral décor. Fitted carpet. Two light fixtures. Feature wall.

CLOAKROOM

1.05m x 1.86m (3' 5" x 6' 1")  
A useful space consisting of a W/C and wash basin with tiled splashback. Feature wall. Vinyl flooring. Inset spotlights. Extractor fan.

FIRST FLOOR

BEDROOM ONE

3.39m x 3.56m (11' 1" x 11' 8")  
A well-proportioned double bedroom with a UPVC double glazed window to the front aspect of the property overlooking a green space. Fitted blinds. There is an alcove which is a useful space for a freestanding double-door wardrobe and provides an opportunity to add a built-in wardrobe if desired. Ample space for additional storage units. Feature wall. Fitted carpet. Radiator.

EN-SUITE

1.66m x 1.77m (5' 5" x 5' 10")  
A three-piece suite consisting of a double-width shower cubicle with power shower fixture, wash basin and WC. Tiled floor to ceiling. There is a UPVC double glazed frosted window to the front aspect with a fitted blind. Extractor fan. Mirrored medicine cabinet. Heated towel rail.

BEDROOM TWO

2.65m x 3.27m (8' 8" x 10' 9")  
Another well-proportioned double bedroom with a UPVC double glazed window to the rear aspect of the property overlooking the garden. Fitted blinds. Ideal space for a double bed and additional wardrobes/chest of drawers. Fitted carpet. Radiator with cover.

FAMILY BATHROOM

1.70m x 2.07m (5' 7" x 6' 9")  
A three-piece suite comprising of a low-level bath, a vanity wash basin and a W/C. Part-tiled walls. Vinyl flooring. Mirrored medicine cabinet. Heated towel rail. Extractor fan.

BEDROOM THREE

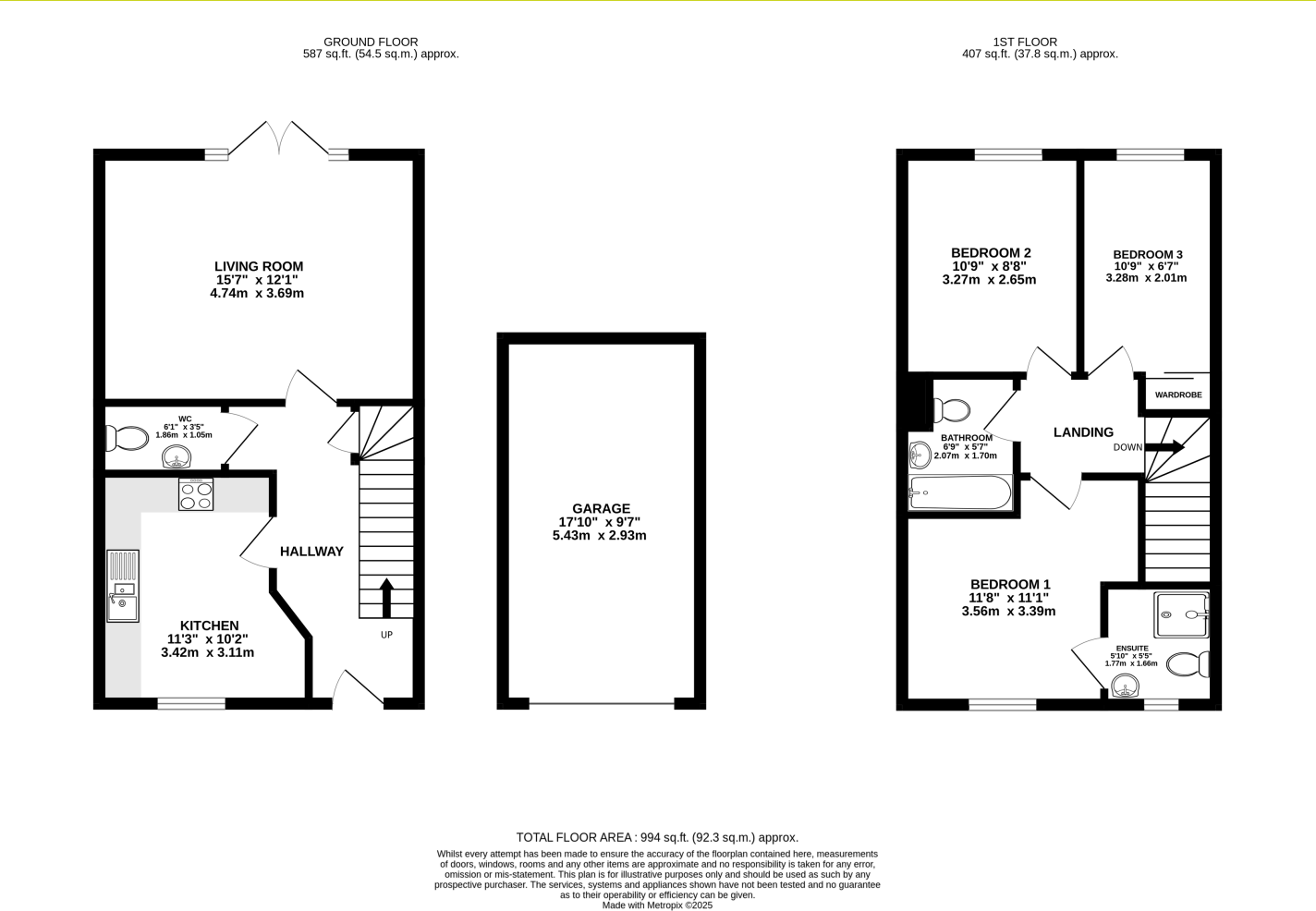
2.01m x 3.28m (6' 7" x 10' 9")  
A generously-sized single bedroom with built-in wardrobes providing useful storage. There is a UPVC double glazed window to the rear aspect of the property overlooking the garden. Fitted blinds. Fitted carpet. Radiator. This room could also be used as a home-office or hobby room.

OUTSIDE

OUTSIDE

FRONT GARDEN:

Binyon Close, Stowmarket



The above floor plans are not to scale and are shown for indication purposes only.

