



10 Swan Close, Stowmarket

Stowmarket



Minors & Brady

## 10 Swan Close

Stowmarket

This well-presented semi-detached family home offers spacious and versatile accommodation, perfectly suited to modern family living. Benefiting from a generous rear garden, a detached garden office, ample off-road parking and well-proportioned living spaces throughout, the property provides a fantastic balance of comfort and practicality.

Positioned within easy walking distance of Stowmarket town centre, local schools and everyday amenities, while also offering excellent access to the A14, it is an ideal choice for families, professionals and commuters alike. Ready to move straight into, this is a home that can be enjoyed from day one.



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- Guide price: £280,000 - £300,000
- Motivated sellers, offering an excellent opportunity for buyers seeking a straightforward move
- Well presented three bedroom detached family home in a popular residential location
- Spacious kitchen/diner providing an excellent space for family meals and entertaining
- Bright and comfortable living room positioned at the front of the property, providing a welcoming space to relax
- Principal bedroom with built in wardrobes and a private ensuite shower room
- Generous rear garden offering plenty of space for outdoor seating, children and pets
- Detached garden office, ideal for home working, hobbies or a studio
- Driveway providing generous off road parking for multiple vehicles
- Within walking distance of Stowmarket town centre, schools and everyday amenities, with easy access to the A14 for commuting

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



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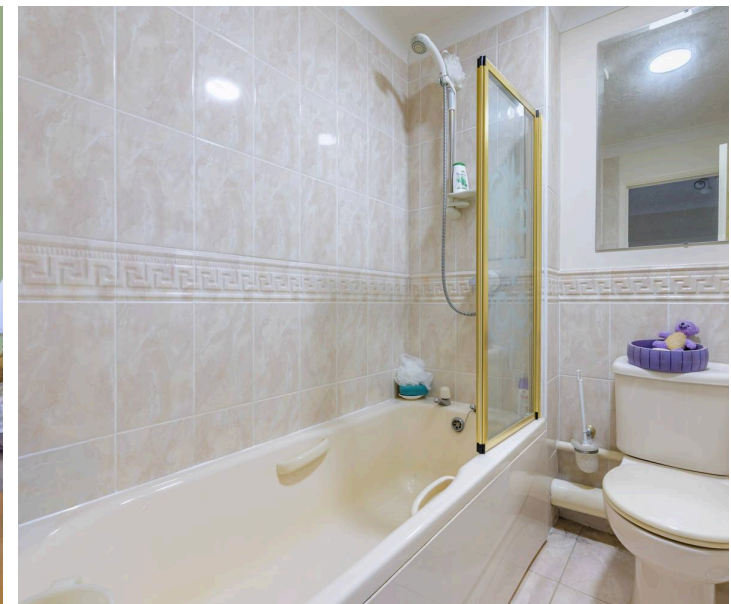
## Location

Situated within a well-established residential area of Stowmarket, Swan Close enjoys a convenient location close to a wide range of everyday amenities. The town offers supermarkets, independent shops, cafés, restaurants, leisure facilities, and healthcare services, along with a selection of primary and secondary schools. Stowmarket railway station provides direct services to Ipswich, Norwich, and London Liverpool Street, making it well suited for commuters, while the nearby A14 offers excellent road connections across Suffolk and beyond.

The surrounding area features attractive countryside, riverside walks, and nearby parks, offering plenty of opportunities to enjoy the outdoors. Combining the convenience of a thriving market town with excellent transport links and access to green spaces, this location provides an ideal setting for day to day living.

## Swan Close

Stepping inside, the entrance hall provides a welcoming first impression and leads to a convenient ground floor cloakroom. The bright and comfortable living room enjoys views over the front aspect, creating an inviting space to relax, while an understairs storage cupboard offers practical everyday storage.



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To the rear, the kitchen/diner serves as the heart of the home, fitted with a range of wall and base units, ample worktop space, an integrated fridge and an electric oven with hob and extractor above. There is plenty of room for family dining, with direct access to the rear garden making it equally well suited to entertaining and everyday living.

Upstairs, the landing provides access to the boarded loft via a fitted ladder, offering excellent additional storage. The principal bedroom overlooks the rear garden and benefits from built in wardrobes, over bed storage and a private en suite shower room. Two further bedrooms are served by the family bathroom, with bedroom two featuring fitted wardrobes and bedroom three fitted with office furniture, making it an ideal home office, nursery or child's bedroom.

Outside, the enclosed rear garden is mainly laid to lawn with a pathway and gated side access, creating a secure and enjoyable outdoor space for families and pets. A standout feature is the detached garden office, complete with power, lighting and vinyl flooring, providing an excellent environment for home working, hobbies or a studio. The garage benefits from power, lighting and rear access, while the generous driveway provides off road parking for multiple vehicles, completing this impressive family home.



## Ground Floor

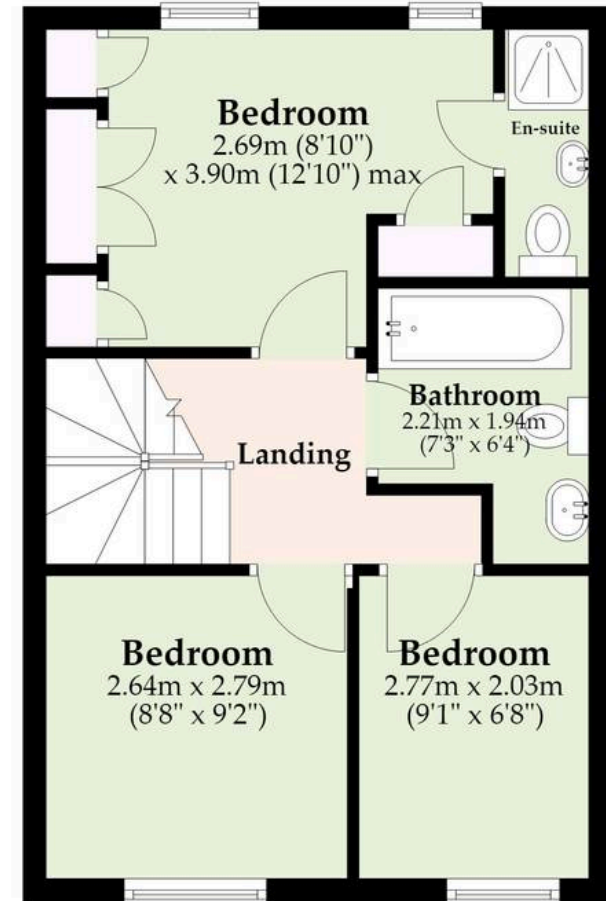
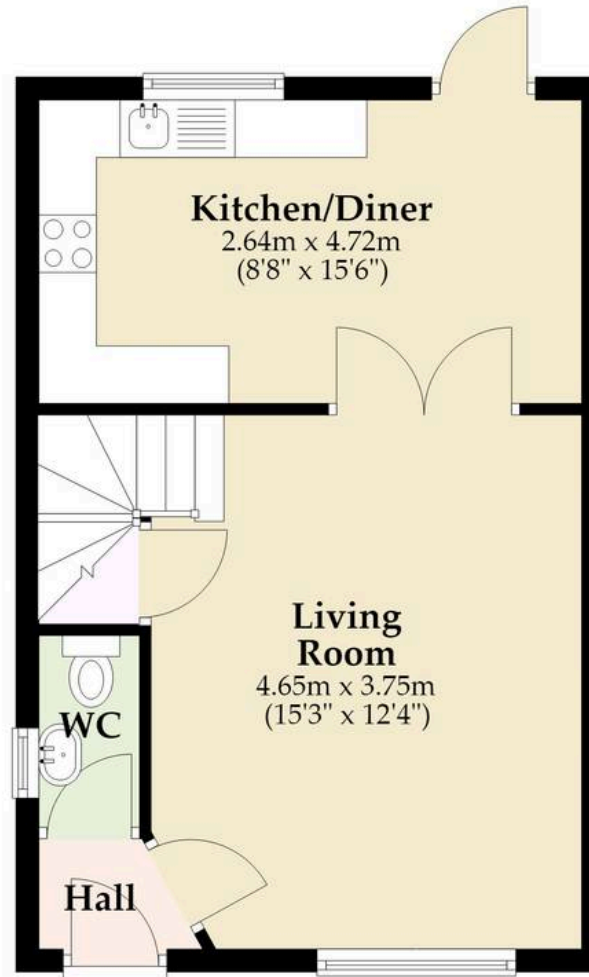
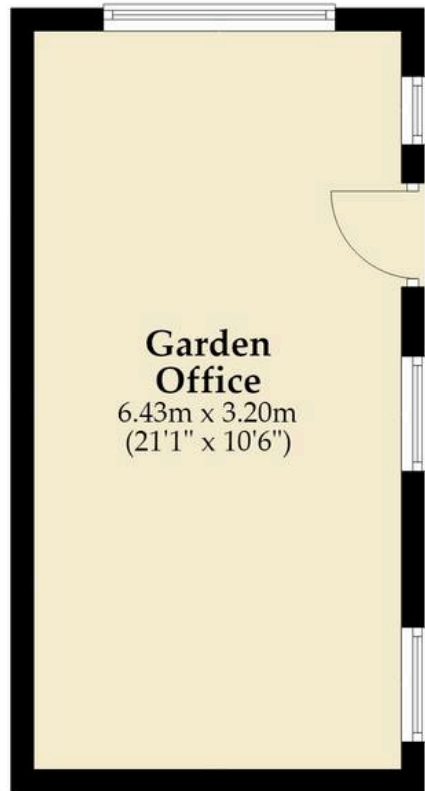
Approx. 34.9 sq. metres (375.7 sq. feet)

## First Floor

Approx. 35.8 sq. metres (385.8 sq. feet)

## Outbuilding

Approx. 20.6 sq. metres (221.3 sq. feet)



Total area: approx. 91.3 sq. metres (982.8 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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Director

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