



11 Yellowhammer Close | Stowmarket | Suffolk | IP14 5WF

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PROPERTIES

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11 Yellowhammer Close, Stowmarket, Suffolk, IP14 5WF

“A superb opportunity to acquire this three-bedroom detached family home with off-road parking, garage & attractively designed enclosed rear garden.”

Description

A most appealing detached three-bedroom family home situated on the popular Cedars Park development situated to the outskirts of Stowmarket town offering easy access to the town and A14.

The accommodation comprises: entrance hall, sitting room, cloakroom, kitchen/diner, first floor landing, three bedrooms, en-suite to master bedroom and family bathroom.

The property is well-presented throughout and offers gas fired central heating and sealed unit double glazing.

Outside to the front is a driveway providing off-road parking and access to the single garage. A side gate provides access into the rear garden which is mainly laid to lawn with a covered patio and a further raised patio, both of which provides a fabulous space to host and entertain.

About the Area

The 'Cedars' Development is well-served with a supermarket, petrol station, community centre and primary school. Stowmarket is a popular market town located in the heart of Suffolk and offers a good selection of shops, amenities and facilities. There is a mainline rail station in Stowmarket offering a service to London's Liverpool Street Station with an approximate journey time of 80 minutes and ideal access onto the A14 linking to Bury St Edmunds approximately 13 miles and on up to Cambridge and the Midlands. Whilst in the other direction the A14 leads to Ipswich, approximately 14 miles.

The accommodation comprises:

Solid front door with glazed panel to:

Entrance Hall

Stairs to first floor, wood-effect flooring, radiator, built-in storage cupboard and doors to:

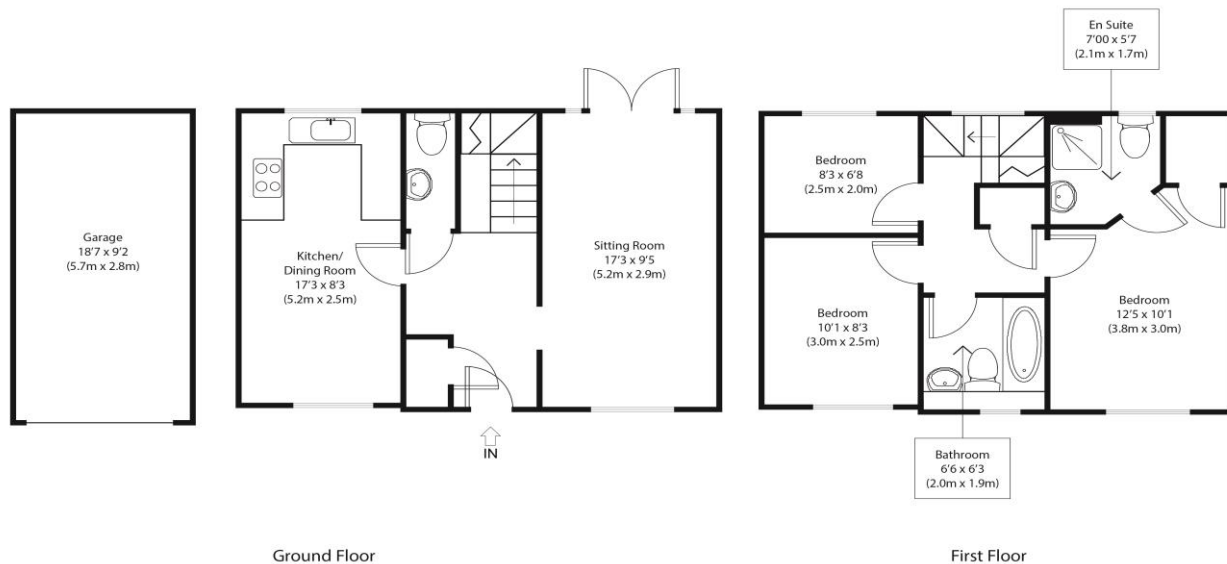
Sitting Room Approx 17'3 x 9'5 (5.2m x 2.9m)

Window to front elevation, radiator and French doors with windows to either side opening onto the rear patio.

Cloakroom

Comprising low-level flushing w.c, pedestal hand wash basin, tiled splash backs, radiator, wood-effect flooring, extractor fan and ceiling down-lighters.





Approximate Gross Internal Area
 Main House 895 sq ft (83 sq m)
 Garage 175 sq ft (16 sq m)
 Total 1070 sq ft (99 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.aphoto.co.uk

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Kitchen/Diner Approx 17'3 x 8'3 (5.2m x 2.5m)

Fitted with one and a half bowl stainless steel sink unit with mixer tap over, work surfaces with base cupboards and drawers under, matching eye-level units, cupboard housing Potterton gas fired boiler, built-in Bosch four ring gas hob, Bosch electric oven under and Bosch extractor fan over, space for washing machine, integrated fridge/freezer, built-in dishwasher, wood-effecting flooring, ceiling down-lighters, radiator and window to front and rear elevations.

First Floor Landing

Window to rear elevation, access to loft, built-in airing cupboard housing hot water cylinder and doors to:

Bedroom Approx 8'3 x 6'8 (2.5m x 2.0m)

Window to rear elevation and radiator.

Bedroom Approx 10'1 x 8'3 (3.0m x 2.5m)

Window to front elevation and radiator.

Family Bathroom

Comprising panel bath with mixer tap and separate hand-held shower attachment over, low-level flushing w.c, pedestal hand wash basin, part-tiled walls, wood-effecting flooring, extractor fan, radiator, shaver socket, ceiling down-lighters and frosted window to front elevation.

Bedroom Approx 12'5 x 10'1 (3.8m x 3.0m)

Window to front elevation, radiator, built-in walk-in wardrobe cupboard with light and power sockets and door to:

En-Suite Shower Room

Comprising fully tiled shower cubicle, low-level flushing w.c, pedestal hand wash basin, part-tiled walls, radiator, shaver socket, extractor fan, wood-effect flooring, ceiling down-lighters and frosted window to rear elevation.

Outside

To the front of the property is a path to the front door with slate chipped borders to either side. At the side of the property a driveway provides off-road parking, access to the single garage and a side pedestrian gate grants access into the rear garden.

The enclosed rear garden has been attractively designed and is mainly laid to lawn with shaped flower and shrub borders with a delightful covered patio which beautifully connects the sitting room to the outside space. From the lawn, steps lead up to a fabulous raised patio which incorporates a well-stocked raised flower bed and provides further space for seating, entertaining and enjoyment of the outside space.

Garage

The garage is fitted with an up and over door, power and light.



Energy performance certificate (EPC)		
11, Yellowhammer Close STOWMARKET IP14 5WF	Energy rating C	Valid until: 12 December 2023 Certificate number: 8390-6377-9929-5896-6273

Property type	Detached house
Total floor area	82 square metres

Rules on letting this property

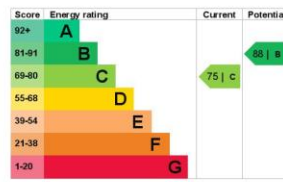
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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