

Summary

Situated within walking distance to the train station and great access to the A14 is this spacious three bedroom semi-detached home. Benefits include a sociable kitchen-diner, lounge with French doors opening onto the private landscaped rear garden, en-suite to master bedroom, downstairs WC, modern bathroom, large garage and parking. Call today to arrange your viewing.

Description

Approximate Room Sizes

ENTRANCE HALL

Part glazed entrance door into hall. Radiator. Stairs to first floor.

CLOAKROOM

With low level WC. Pedestal wash hand basin. UPVC double glazed window to front aspect.

LOUNGE 14' 1" x 15' 3" (4.29m x 4.65m)

UPVC double glazed window to rear aspect, UPVC double glazed French doors to rear garden. Under stairs cupboard. Radiator. TV point.

KITCHEN/DINER 8' 3" x 16' 7" (2.51m x 5.05m)

UPVC double glazed window to front aspect. Wall mounted units and work surfaces with units under. Tiled splashbacks. Under unit lighting. Stainless steel inset drainer with mixer tap over. Electric hob with oven under and cooker hood over. Integrated dishwasher and fridge freezer. Space and plumbing for an automatic washing machine.

FIRST FLOOR LANDING

Doors to the three bedrooms and bathroom. Access to loft space. Airing cupboard housing boiler.

MASTER BEDROOM 8' 5" x 13' 2" (2.57m x 4.01m) UPVC double glazed window to front aspect. Radiator. Built-in wardrobe.

ENSUITE

Suite comprising low level WC. Wash hand basin. Shower cubicle. Tiled splash backs. Heated towel rail.

BEDROOM 2 8' 4" x 11' 5" (2.54m x 3.48m)

UPVC double glazed window to rear aspect. Radiator.

BEDROOM 3 6' 7" x 10' 0" (2.01m x 3.05m)

UPVC double glazed window to rear aspect. Radiator.

BATHROOM

Suite comprising low level WC. Wash hand basin. Panelled bath with shower over and shower screen. Part tiled walls. Heated towel rail. UPVC double glazed window to front aspect.

OUTSIDE

To the front is a low maintenance garden area with pathway to the front door and a driveway providing off road parking and access to the large single garage with up and over door, power and light connected and personal door into the garden. The rear garden has a patio area with the remainder being laid to lawn with a decking area and borders and is enclosed by fencing.

Additional Information

Local Authority – Mid Suffolk District Council

Council Tax Band – C

Tenure – Freehold

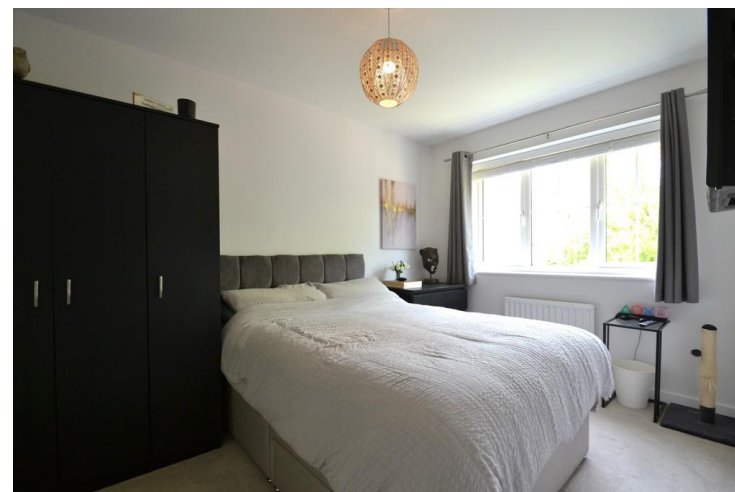
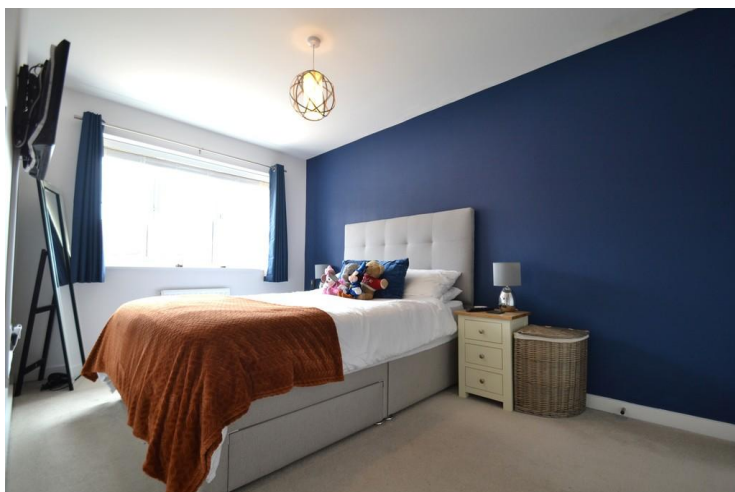
Services – Gas Central Heating

Post Code – IP14 5JQ

Viewings by appointment

Bychoice Estate Agents

Tel: 01284 769598





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Egret Drive | Stowmarket | IP14 5JQ

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Offers Over £290,000

- Three bedroom semi detached house
- Close to train station
- Easy access to A14
- Kitchen/Diner
- Driveway and large garage
- En-suite