



Woodpecker Close, Stowmarket
IP14 5UD

£365,000 Freehold

MaxwellBrown

Independent Property Agents

A well presented four bedroom detached house situated on the ever popular Cedars Park development, close to Stowmarket town centre and mainline railway station. Accommodation includes entrance hall, study, downstairs cloakroom, lounge, dining room and well fitted kitchen to ground floor. Four bedrooms with en-suite shower room to master and family bathroom to first floor. There is an enclosed rear garden, single garage and driveway allowing parking for several cars. Further benefits include double glazing and gas fired central heating.



Woodpecker Close, Stowmarket

Sealed unit double glazed door to:

Entrance Hall:

Coved ceiling, staircase to first floor, Honeywell thermostat, radiator and doors to:

Study:

Coved ceiling, sealed unit double glazed window to front and radiator.

Cloakroom:

Fitted with a white suite comprising low level flushing WC and wash hand basin. Coved ceiling, ceramic tiled floor, radiator and sealed unit double glazed window to side.

Sitting Room:

Sealed unit double glazed square bay window to front, coved ceiling, mock fireplace with electric fire, radiator, TV and telephone points, part glazed double doors to:

Dining Room:

Sealed unit double glazed French doors to garden, coved ceiling, under floor heating and arch through to:

Kitchen:

Fitted with a range of maple effect units, inset 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, cupboard and space under with plumbing for automatic washing machine. Worksurfaces with cupboards, drawers and space under with plumbing for dishwasher. Tall unit housing Hotpoint double oven, gas hob with extractor over, tiled splash backs and a range of eye level units. Sealed unit double glazed window to side and part glazed door to rear, coved ceiling, ceramic tiled floor, under stairs cupboard and door returning to entrance hall.

First Floor Landing:

Airing cupboard housing Baxi gas fired combination boiler supplying domestic hot water and central heating system, smoke detector and doors to:

Bedroom 1:

Sealed unit double glazed window to front, radiator, triple built-in wardrobe with shelves and hanging rail, door to:

En-suite:

Fitted with a white suite comprising walk-in glazed shower cubicle with rain head a hand held shower, low level flushing WC and vanity unit with inset wash hand basin, mixer tap and plunge plug, drawers under. Ceramic tiled floor, extractor fan and sealed unit double glazed window to side.

Bedroom 2:

Sealed unit double glazed window to front, triple built-in wardrobe with shelves and hanging rail, access to loft, radiator and TV point.

Bedroom 3:

Sealed unit double glazed window to rear, radiator and TV point.

Bedroom 4:

Sealed unit double glazed window to rear, radiator.

Bathroom:

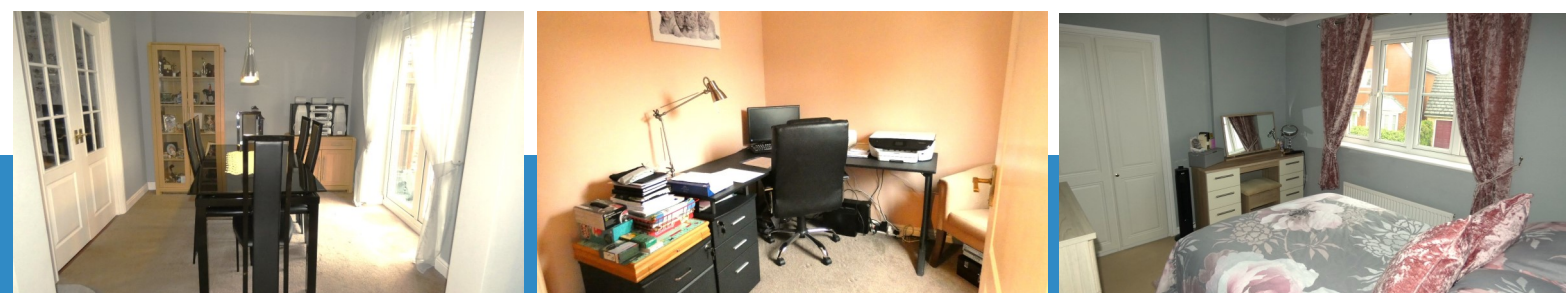
Fitted with a white suite comprising panelled bath with shower mixer tap and fully tiled surround, low level flushing WC and pedestal wash hand basin. Sealed unit double glazed window to rear, ceramic tiled floor, tiled splash backs, heated towel rail and extractor fan.

Outside:

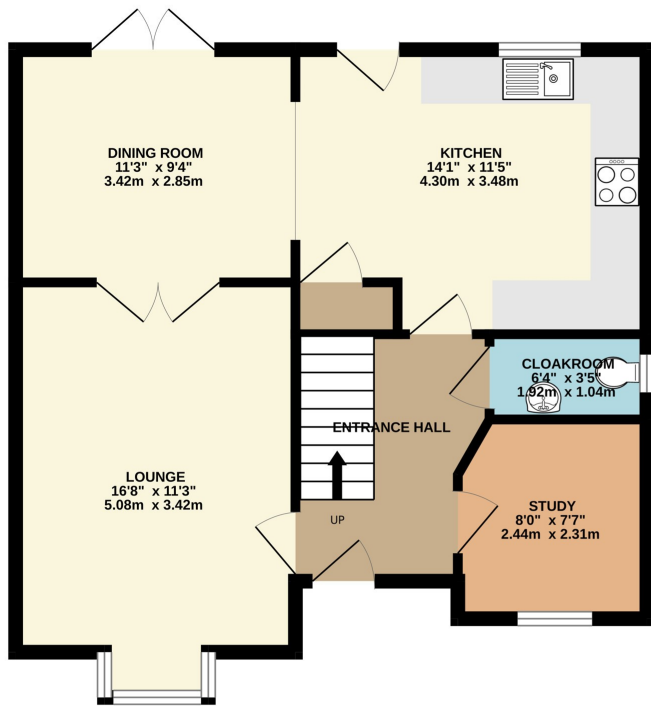
To the front of the property there is small lawn, shingled area and box hedging. A block paved driveway to the side of the property leads to a single garage with up and over door, allowing parking for 2 cars. There is a further block paved parking area allowing extra parking. Side access to rear garden which has a paved patio area, and large lawn enclosed by close board fencing.

Services:

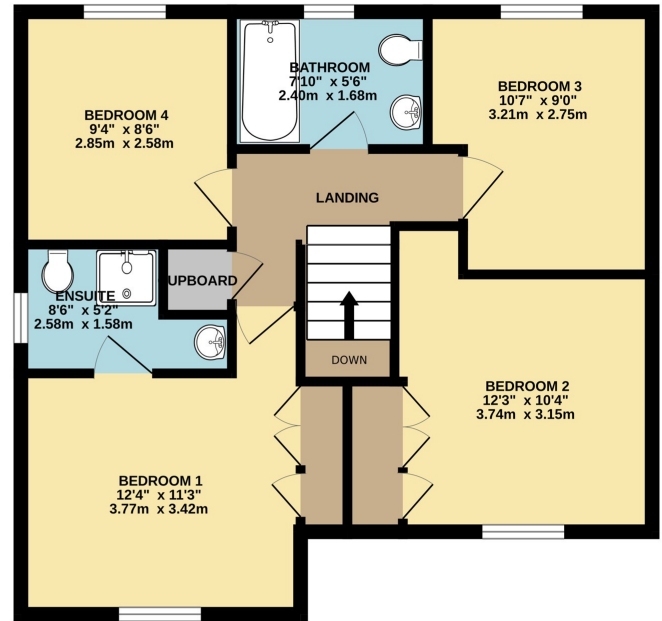
It is understood from the vendor that all mains services are connected to the property.



GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



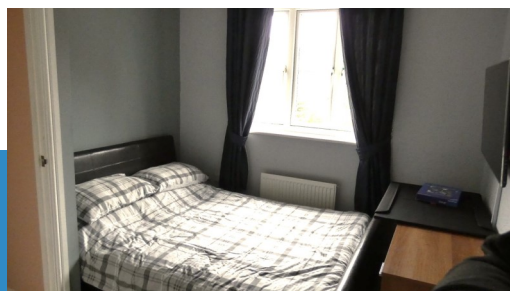
1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 sq.m.) approx.

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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