



39 Kittiwake Court | Stowmarket | Suffolk | IP14 5GP

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PROPERTIES

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39 Kittiwake Court, Stowmarket, Suffolk, IP14 5GP

“A spacious three bedroom terraced house situated on the ever-popular Cedars Park development with two off-road parking spaces & enclosed rear gardens.”

Description

Conveniently located in a tucked away cul-de-sac location and benefiting from two off-road parking spaces is this spacious three bedroom terraced house just a stone's throw from the town centre on the ever-popular Cedars Park development.

Other notable benefits include the more recent addition of a conservatory and private enclosed rear gardens.

About the Area

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 in more detail comprises:

Front door to:

Entrance Hall

Stairs rising to the first floor, hardwood flooring and door to:

Cloakroom

White suite comprising w.c, hand wash basin with tiled splash backs, frosted window to front aspect, spotlights, and hardwood flooring.

Lounge/Diner/Kitchen Approx 26'3 x 15'11 (8.0m x 4.9m)

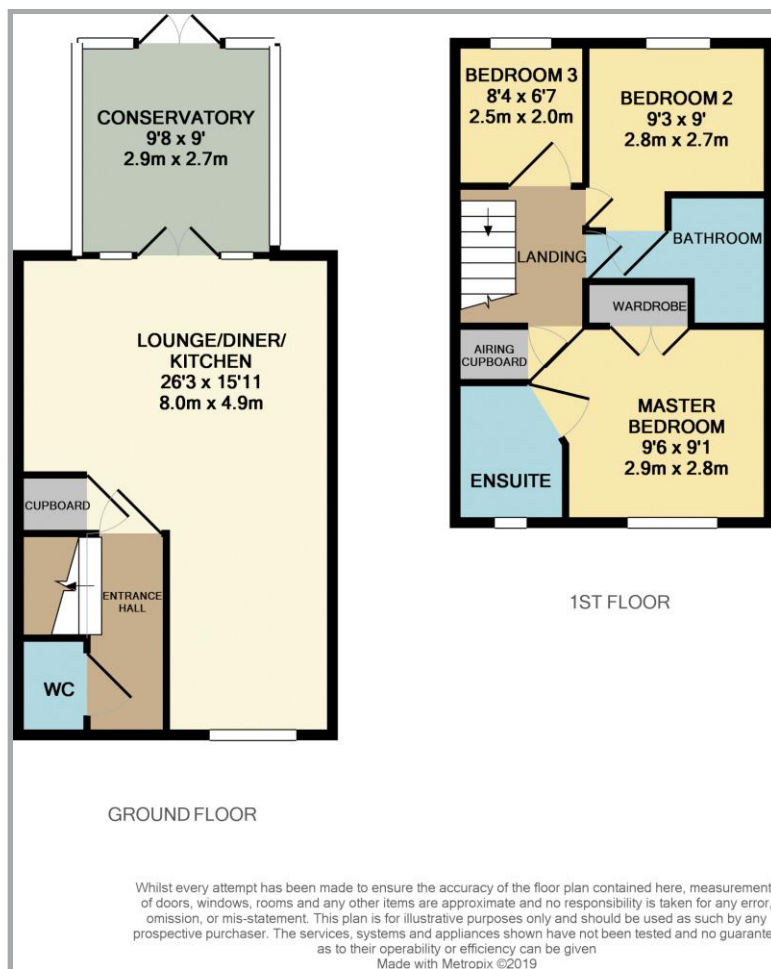
Lounge/Diner

Substantial light and airy space with hardwood flooring double doors to the conservatory and open-plan to:

Kitchen

Fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl sink, drainer and chrome mixer tap. Integrated appliances include oven and grill, four ring gas hob with extractor over, fridge and freezer. Space for dishwasher and washing machine, tiled walls, window to front aspect, spotlights, housing for the gas-fired boiler and hardwood flooring.





Conservatory Approx 9'8 x 9' (2.9m x 2.7m)

Constructed on a brick plinth, this more recent addition to the property offers windows on three sides and French doors opening into the rear gardens.

Firsts Floor Landing

Access to loft, window to side aspect and doors to:

Master Bedroom Approx 9'6 x 9'1 (2.9m x 2.8m)

Double room with window to front aspect and built-in wardrobe. Door to:

En-Suite Shower Room

White suite comprising w.c, hand wash basin, tiled shower cubicle, tiled walls, spotlights, extractor and window to front aspect.

Bedroom Two Approx 9'3 x 9' (2.8m x 2.7m)

Double room with window to rear aspect.

Bedroom Three Approx 8'4 x 6'7 (2.5m x 2.0m)

Window to rear aspect.

Family Bathroom

White suite comprising w.c, hand wash basin, panelled bath with shower attachment, tiled walls, spotlight, extractor and door to bedroom two.

Outside

The property is located in a tucked away cul-de-sac position and is accessed over a driveway providing allocated parking for two vehicles. To the rear are predominately lawned, private and enclosed gardens with boundaries defined by panelled fencing. Also incorporated within the plot is a timber storage shed. A side gate provides access for ancillary use.

Local Authority

Mid Suffolk District Council

Council Tax Band – C

Services

Mains water, drainage and electricity. Gas-fired heating.

Disclaimer

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Energy performance certificate (EPC)

39 KITTIWAKE COURT STOWMARKET IP14 5GP	Energy rating C	Valid until: 27 January 2031 Certificate number: 3807-7289-7002-1129-1506
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Property type: End-terrace house
Total floor area: 75 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 rating and score

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

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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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