



Goosander Road  
Stowmarket IP14 5BD  
£280,000 Freehold

**MaxwellBrown**

Independent Property Agents

Situated in a pleasant location overlooking green space on the edge of the popular Cedars Park development in Stowmarket, accessed along a private driveway. This well presented 3 bedroom detached house, offers living accommodation including: hall, cloakroom, sitting room, kitchen/diner, 3 bedrooms, en-suite to master and family bathroom, single garage and parking for 2 cars, double glazing, gas central heating and an enclosed rear garden. Access to the mainline train station approx. 4 minutes walk and close to the town centre. Viewing is highly recommended.



Front door to:

**Entrance hall:** With engineered oak flooring, coving, radiator, staircase to first floor with cupboard under, doors to:

**Cloakroom:** Fitted with a white suite of low level WC, inset wash basin in vanity unit, radiator, engineered oak flooring, extractor fan.

**Kitchen/Diner:** Fully fitted with a range of light oak effect units with stone effect worktops & upstands over, comprising: wall cupboards and base units, inset stainless steel sink unit, space and plumbing for an automatic washing machine and dishwasher, integrated Zanussi double oven, gas hob with extractor hood above, engineered oak flooring, inset spot lights, double aspect sealed unit double glazed windows to side garden and front aspect, French doors giving access and views over the rear garden.

**Sitting Room:** Sealed unit double glazed window to front and bay window to side, engineered oak flooring, spotlights, 2 radiators, coving.

**First Floor landing:** Sealed unit double glazed window to rear, access to loft, radiator, smoke detector, airing cupboard housing the Potterton HE gas fired boiler serving central heating and hot water, doors to:

**Bedroom 1:** Fitted double wardrobe with sliding mirrored doors, coving, radiator, TV aerial socket, sealed unit double glazed window to side, door to:

**En-suite:** Fitted with a white suite of low level WC, pedestal wash hand basin, double shower cubicle housing thermostatic shower, part tiled walls, ceramic flooring, chrome heated towel rail, extractor fan, sealed unit double glazed window to front.

**Bedroom 2:** Radiator, built-in cupboard, sealed unit double glazed window to front.

**Bedroom 3:** Radiator, sealed unit double glazed window to side.

**Bathroom:** Refitted in 2017 with a white suite of low level WC, wash hand basin with mixer tap set into a vanity unit, 'L' shaped panelled bath with mixer tap and shower over, glass shower screen, part tiled walls, ceramic flooring, chrome heated towel rail, extractor fan, spotlights, sealed unit double glazed window to front.

**Outside:** The house is situated away from the road and is approached via a private shared drive, which leads up to the rear of the house, single garage (approx. 17' x 8'10, with power and light and partially boarded roof space), with parking in front for two cars. Path leading to the front of the property. Gate to rear garden which enjoys a good degree of seclusion, patio with a pergola over, lawn and flower borders, enclosed with a combination of timber fencing and brick walls.

**Services:**

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

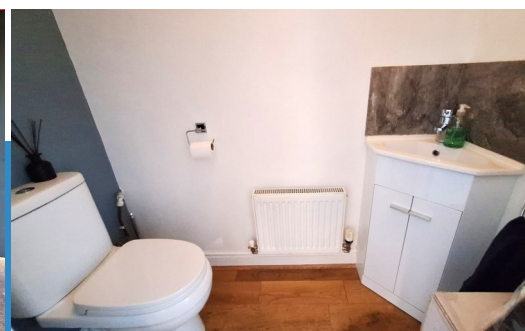
**Council Tax Band C:** payable to Mid Suffolk District Council

**Broadband Speeds according to Ofcom:**

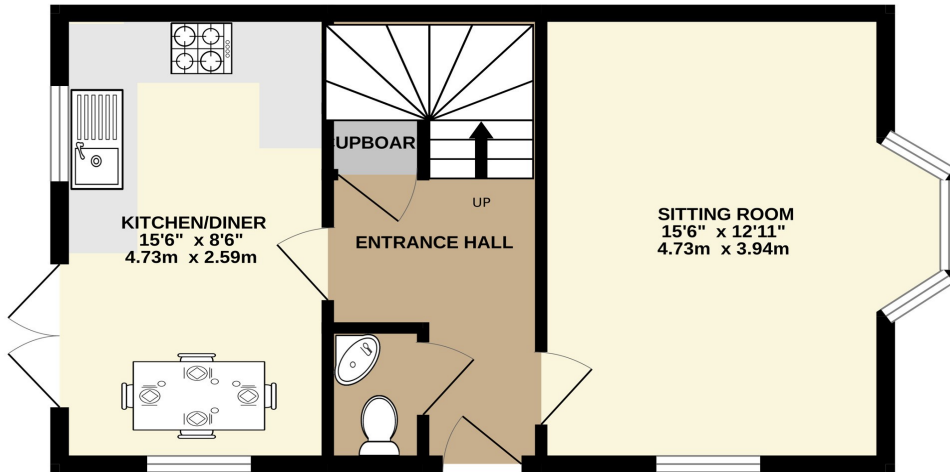
Standard download 3Mbps

Superfast download 53Mbps

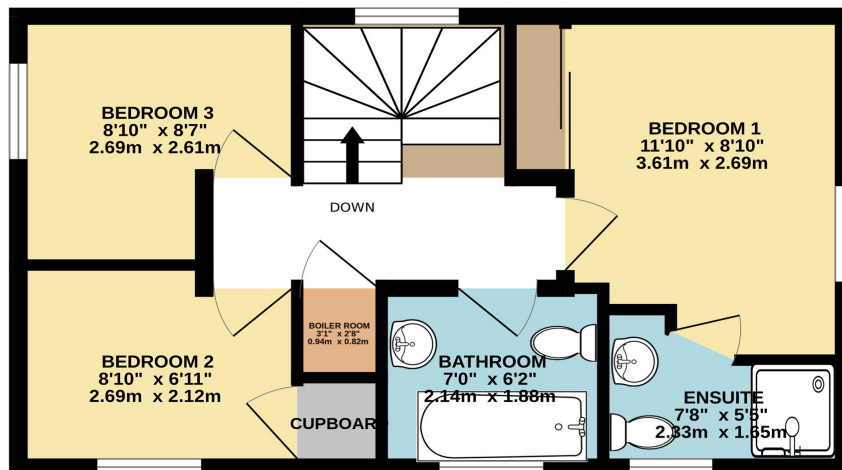
Ultrafast download 1100 Mbps



GROUND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



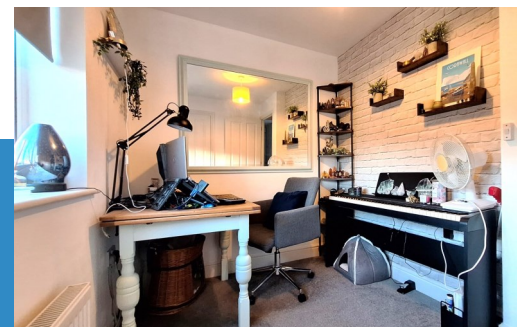
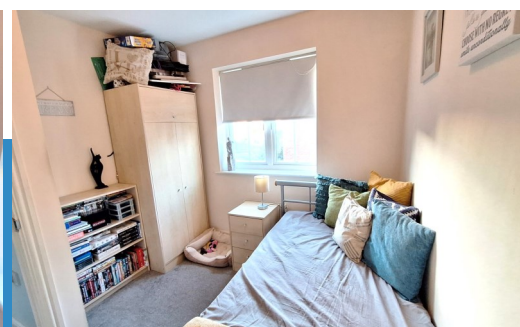
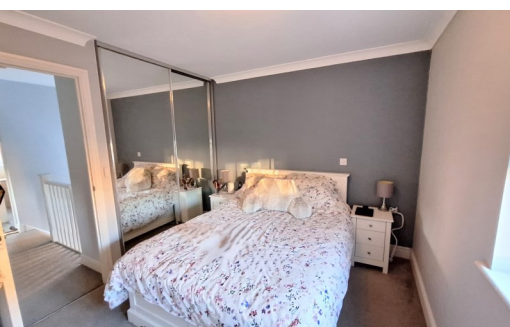
1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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.

