



Quail Close, Stowmarket
IP14 5FS

£285,000 Freehold

MaxwellBrown

Independent Property Agents

Situated in a quiet close on the popular Cedars Park development this well presented semi-detached house has living accommodation including: hall, cloakroom, sitting room, fitted kitchen/diner, 3 double bedrooms, en-suite shower room to master bedroom, family bathroom, garage & driveway, double glazing, gas central heating and an enclosed rear garden. Access to the mainline train station with direct links to London, Liverpool Street approx a 4 minute walk and the town centre is a further 2 minutes. Viewing is highly recommended.



Composite part-glazed door to:

Entrance Hall:

With coving and oak effect laminate flooring, doors to:

Cloakroom:

Fitted with a white suite of low level WC, pedestal wash basin with mixer tap and plunge plug, tiled splashbacks, grey oak effect LVT flooring, radiator, sealed unit double glazed window to side.

Lounge:

Sealed unit double glazed window to front, 2 radiators, coving, oak effect laminate flooring, TV aerial socket, stairs to first floor with space under, smoke detector, double doors to:-

Kitchen/Diner:

Fitted with a range of maple effect units with stone effect worktops and upstands, inset single drainer stainless steel sink unit with cupboard and space under, plumbing for dishwasher, worktops with cupboards and drawers under, Hoover integrated oven, Bosch gas hob, with stainless steel splashbacks, Bosch extractor hood, eye level units, tiled splashbacks, ceramic tiled floor, radiator, inset ceiling spotlights, Potterton Suprima gas fired boiler supplying hot water and central heating, sealed unit double glazed window and sliding doors to rear patio.

First floor landing: Doors to:

Bedroom 1:

Access to loft, radiator, TV aerial socket, sealed unit double glazed windows to rear, door to:

En suite:

Fitted with a white suite of low level WC, pedestal wash basin with mixer tap and plunge plug, tiled splashbacks, 1/2 tiled walls, vinyl flooring, heated towel rail, walk-in glazed double shower cubicle with thermostatic shower, extractor fan, sealed unit double glazed window to front.

Bedroom 3:

With radiator, sealed unit double glazed window to rear.

Bedroom 2:

With radiator, TV aerial socket, sealed unit double glazed window to rear.

Bathroom:

With a white suite of low level WC, pedestal wash basin with mixer tap and plunge plug, panelled bath with shower mixer tap, tiled splashbacks, 1/2 tiled walls, oak effect vinyl flooring, radiator, shaver socket, extractor fan, sealed unit double glazed window to front.

Outside:

The front garden is open planned with stone and artificial lawned areas. Tarmac driveway with parking for a car, 'up & over' door to [Garage: \(17' x 8'5" - 5.18m x 2.7m\)](#) power and light and plumbing for automatic washing machine. Part glazed sealed unit double glazed door to: [Rear Garden \(26' x 30' - 7.9m x 9.14m\)](#) with large paved split level patio and an artificial lawned area. The garden is enclosed by close boarded fencing.

Council tax:

Band 'C'. Mid Suffolk District Council

Broadband availability:

Highest available download speed:

Standard 6 Mbps

Superfast 66 Mbps

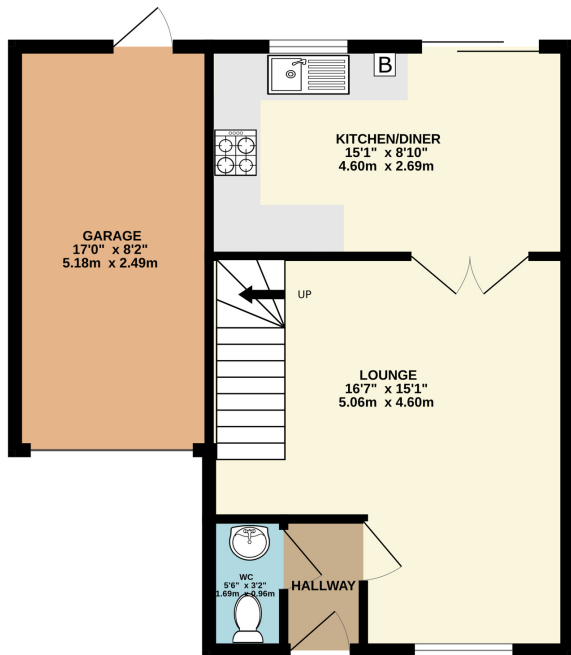
Ultrafast 1800 Mbps

Agents notes:

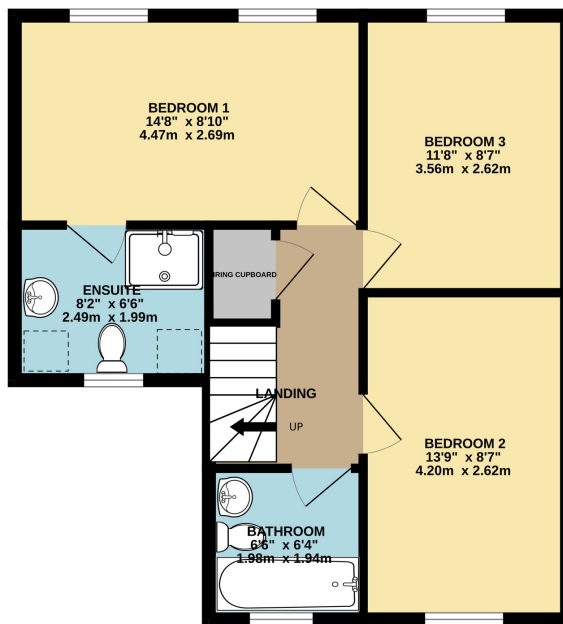
We understand from the vendors that all mains services are connected to the property.



GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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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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.

