



£285,000

28 Eider Close, Stowmarket, IP14 5UW

This three bedroom LUXURY STYLE DETACHED HOME is situated on the outskirts of the Cedars Park Development and was built by Bellway Homes still retains approximately 1 year of its NHBC certification from the builder itself. The property has been UPDATED AND MODERNISED and incorporates A LUXURY STYLE KITCHEN DINING ROOM, walnut flooring, EN SUITE FACILITIES TO THE MASTER, with LANDSCAPED GARDENS TO THE REAR. The present vendors have also purchased an ADDITIONAL PIECE OF LAND from the Developer to PROVIDE FURTHER OFF ROAD PARKING as well as a GARAGE, RARELY FOUND WITH PROPERTIES OF THIS TYPE. Viewing is strictly by appointment with the above agents.

The accommodation on offer is as follows:

ENTRANCE HALL:

With walnut flooring, stairs to first floor, telephone point, cupboard under the stairs, window to front and radiator.

CLOAKROOM:

With suite comprising low level WC, pedestal hand basin, radiator, window to side, tiled splash backs and ceramic tiled floor.

KITCHEN DINING ROOM:

Slightly L shaped with range of a matt finish Manhattan style kitchen with integrated oven, hob and hood, fridge and freezer, dishwasher, washer dryer, tiled splash backs to work surfaces, sink, water purification unit with drinking water, gas boiler providing domestic hot water and central heating, concealed under unit lighting with led kick lighting also, double aspect windows to rear and side and there is a second window from the dining area which is separate from the main kitchen itself. In this area is a further radiator with matching ceramic tiled floor and door to outside.

SITTING ROOM:

An exceptionally light and airy room with large bay window with three separate glass units to the front aspect and further window to the side giving double aspect to the room itself. There is a TV and telephone point and 2 radiators.

ON THE FIRST FLOOR:

With staircase with American Black Walnut balustrade and handrail leading to:

LANDING:

With shelved airing cupboard with lagged hot water cylinder.

MASTER BEDROOM:

With part American Black Walnut style flooring, radiator, window to rear, double fitted slide robe style wardrobes with shelved and hanging facilities, TV point, telephone point, loft access and door to:

EN SUITE:

With matching American Black Walnut style flooring, low level WC, pedestal hand basin, double shower in cubicle, shaver point, half tiled walls, extractor fan, window to rear and radiator.

FAMILY BATHROOM:

With suite comprising low level WC, pedestal hand basin, panel bath with mixer tap and shower attachments, half tiled walls, extractor fan, shaver point, radiator, American Black Walnut style flooring and window to rear.

BEDROOM 2:

Again a good sized double room with double aspect windows to front and side, TV point, radiator, part American Black Walnut flooring and telephone point.

BEDROOM 3:

With radiator, window to front, useful storage cupboard over the stairs with shelved and hanging facilities, TV point and radiator.

OUTSIDE;

The property occupies an end of cul de sac location with very little passing traffic. As aforementioned the present vendors purchased extra land from the developer to provide further off road parking, so the property is approached by a private driveway providing parking for approximately 2 vehicles and leads to single garage with up and over door, power and light connected. Also, to the front of the property are landscaped gardens with pathway giving access to the front door with side flower and shrub borders. The rear gardens are accessible from the side gate and the rear of the kitchen and incorporates a good sized patio, raised side shrub borders with sleepers, fenced and hedged on all sides, good sized artificial lawns and have been landscaped as shown on the photographs.

FLOORPLANS



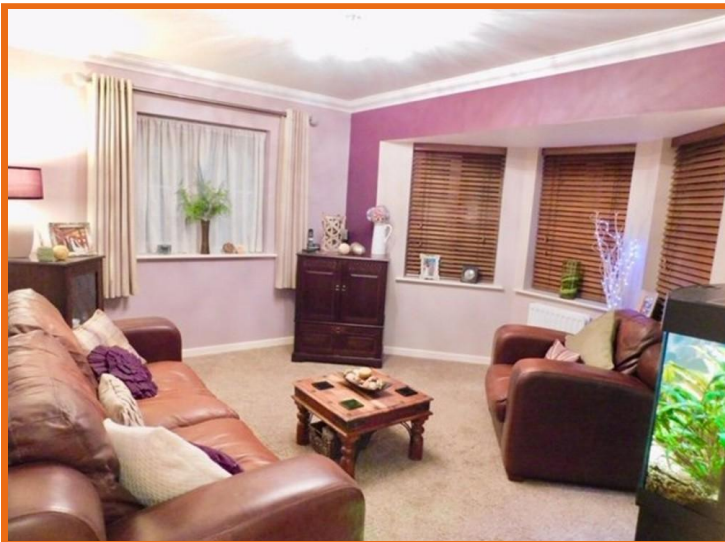
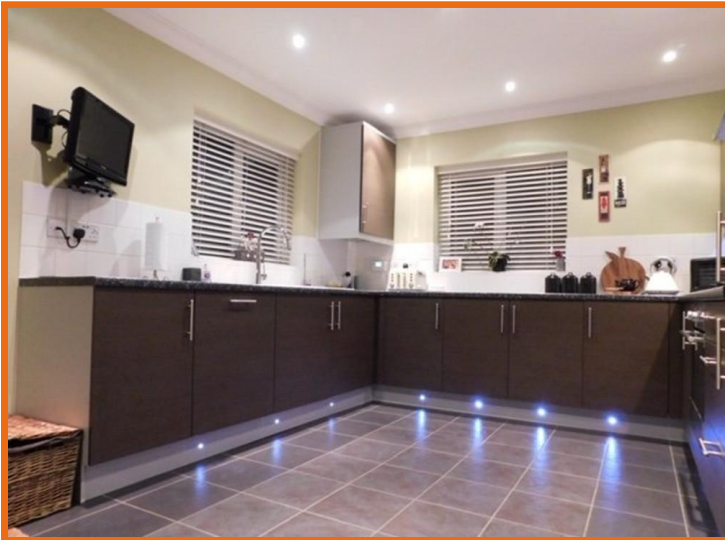
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitors.

ALL MEASUREMENTS ARE APPROXIMATE



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C	81	82	(80-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales
			EU Directive 2002/91/EC