



Guide Price £210,000
27 Lapwing Grove, Stowmarket, IP14 5GQ

This two bedroom SHOW HOUSE STYLE TERRACED HOME situated on the popular Cedars Park Development has been METICULOUSLY MAINTAINED throughout and offers a show house style home with the benefit OF GAS RADIATOR CENTRAL HEATING, sealed unit double glazed windows AND OFF ROAD PARKING. Viewing is strictly through appointment with the above agents.

The accommodation on offer is as follows:

ENTRANCE HALL:

With radiator, stairs to first floor, thermostat for central heating, laminate style flooring and door to:

CLOAKROOM:

With matching laminate style flooring, low level WC, pedestal hand basin, radiator, extractor fan and tiled splash backs.

KITCHEN:

With range of shaker white high and low level units with quartz style work surfaces, integrated oven, hob and hood, plumbing for washing machine, integrated fridge freezer, tiled splash backs to work surfaces, TV and telephone point, window to front, gas boiler providing domestic hot water and central heating in high level cupboard and plumbing for dishwasher.

SITTING ROOM:

An exceptionally light and airy room with large patio doors with side borrowed lights leading to the rear garden, 2 radiators, TV and telephone point, large cupboard under the stairs and laminate style flooring to match the entrance hall.

ON THE FIRST FLOOR:

LANDING:

With loft access and communicating door to:

MASTER BEDROOM:

With radiator, window to the rear, TV and telephone point.

BEDROOM 2

Currently used as a dressing room with radiator, window to front and shelved airing cupboard with lagged hot water cylinder, TV and telephone point.

BATHROOM:

With suite comprising low level WC, pedestal hand basin, panel bath with mixer tap and shower attachments, shower in separate cubicle, extractor fan, shaver point, radiator and ceramic tiled floor.

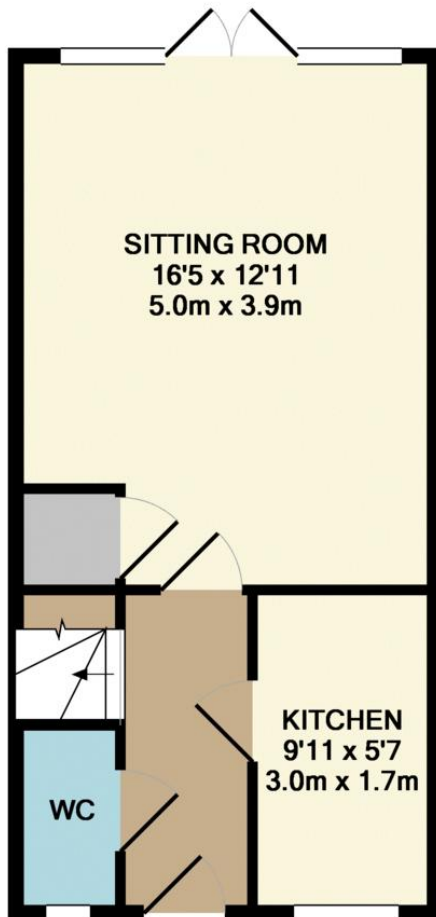
OUTSIDE:

The property has small gardens to the front with pathway giving access to the front door. The rear gardens have been landscaped and incorporate good sized lawns with side flower and shrub borders with sleepers dividing the main garden from the patio. There is a generous patio, lawns and gate giving access to the off road parking space there is also a small garden shed to the rear as shown on the photographs.

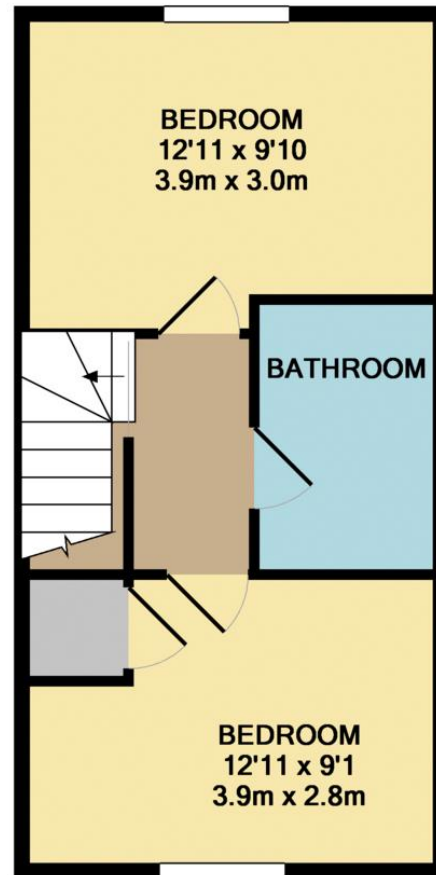
DIRECTIONS:

Head north towards Tavern St/B1115, turn right at the 1st cross street onto Station Rd W/B1115, turn right onto Gipping Way/A1308. Turn left onto Navigation Approach, at the roundabout take the 3rd exit onto Gun Cotton Way, turn left onto Lapwing Grove, turn right to stay on Lapwing Grove where the property will be found

FLOORPLANS



GROUND FLOOR



1ST FLOOR

THE PROPERTY MISDESCRIPTIONS ACT 1991

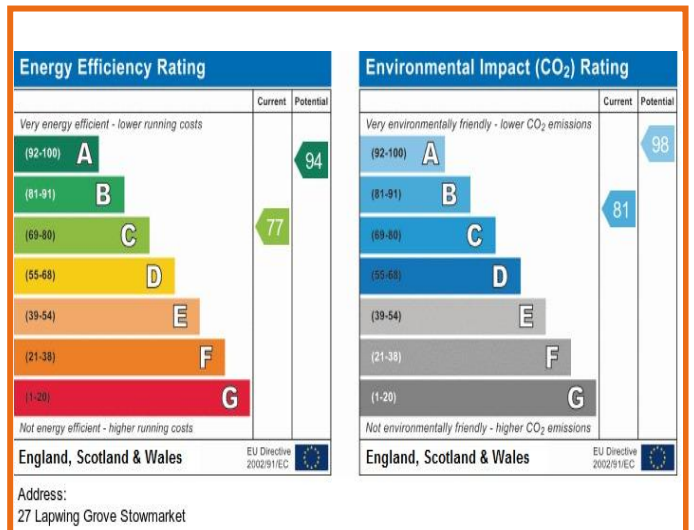
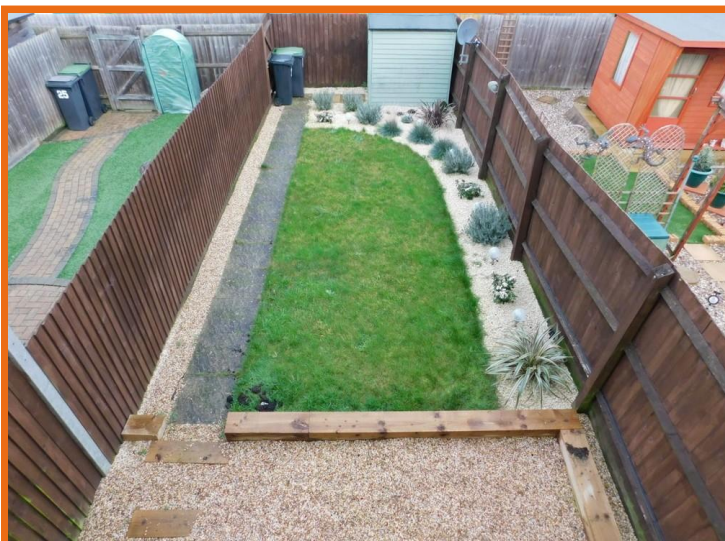
The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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

PHOTOGRAPHS

BUCKS
PROPERTY AGENTS



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