



OIEO £220,000  
39 Kittiwake Court, Stowmarket, IP14 5GP

This 3 bedroom property located ON THE POPULAR CEDARS PARK DEVELOPMENT is offered to the market. The property boasts sealed unit doubled glazed windows, gas radiator central heating, OPEN PLAN LIVING ACCOMMODATION, CONSERVATORY and PARKING FOR 2 VEHICLES. There are currently tenants in situ who would be happy to stay should an investment buyer be interested. The agents would recommend an internal inspection at the earliest opportunity to appreciate the accommodation on offer.

**The accommodation on offer is as follows:**

**HALLWAY:**

With laminate style flooring and radiator.

**CLOAKROOM:**

With low level WC, sink, laminate style flooring, window to the front and radiator.

**OPEN PLAN KITCHEN/SITTING ROOM:**

This area is open plan living with laminate style flooring throughout, in the kitchen area there are a range of fitted high and low level units, extractor hood, integrated gas hob and electric oven, tiled splash backs to work surfaces, boiler housed in cupboard providing domestic hot water and central heating, plumbing for washing machine, integrated fridge and freezer, sink and drainer, window to the front. In the sitting area there is matching laminate style flooring, 2 radiators, 2 full length windows to the rear and patio doors to the rear. There is a TV point and an under stairs cupboard.

**CONSERVATORY:**

With patio doors to the rear.

**ON THE FIRST FLOOR:**

**LANDING:**

With loft access and window to the side.

**MASTER BEDROOM:**

With window to the front, radiator, fitted wardrobes, airing cupboard housing the lagged hot water cylinder and door to:

**EN SUITE:**

With suite comprising low level WC, sink, shower in separate cubicle, window to the front, radiator, vinyl style flooring and tiled splash backs.

**BEDROOM 2:**

With window to the rear and radiator.

**BEDROOM 3:**

With window to the rear and radiator.

**FAMILY BATHROOM:**

With suite comprising bath with mixer tap and shower attachment, sink, low level WC, vinyl style flooring and a door that leads to bedroom 2.

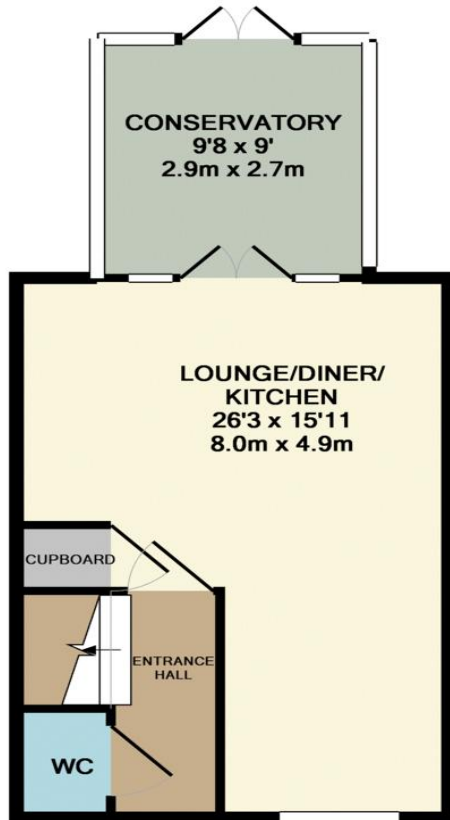
**OUTSIDE:**

To the front of the property are 2 off road car parking spaces. There is side access and a gate leading to the rear gardens. The rear gardens comprise of lawn, circular patio, shed and are fenced all around.

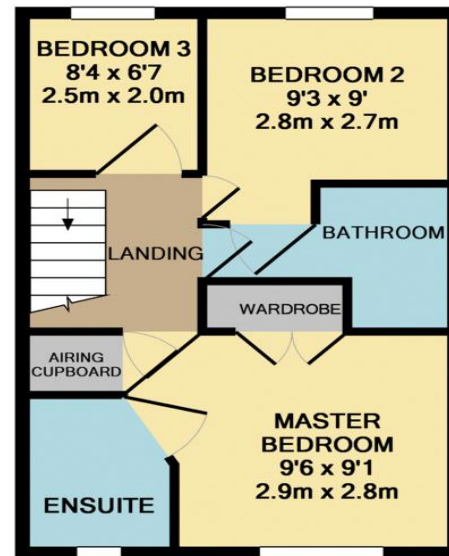
**DIRECTIONS:**

**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 2nd exit onto Mortimer Rd, turn right onto Tern Road, turn right onto Kittiwake Court where the property will be found**

## FLOORPLANS



GROUND FLOOR



1ST FLOOR

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.

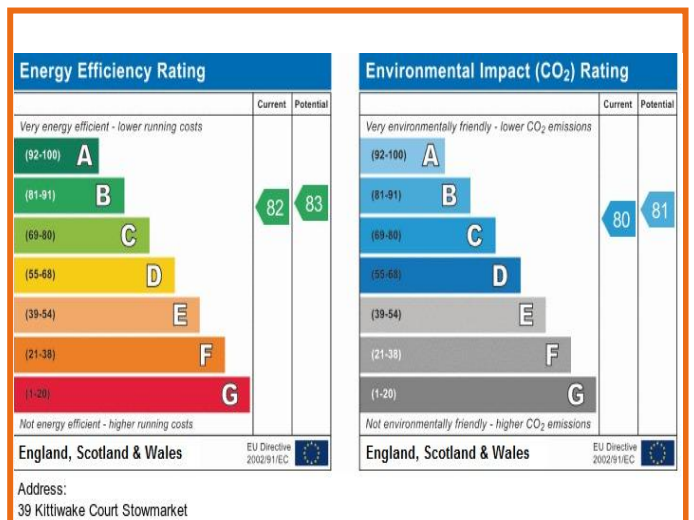
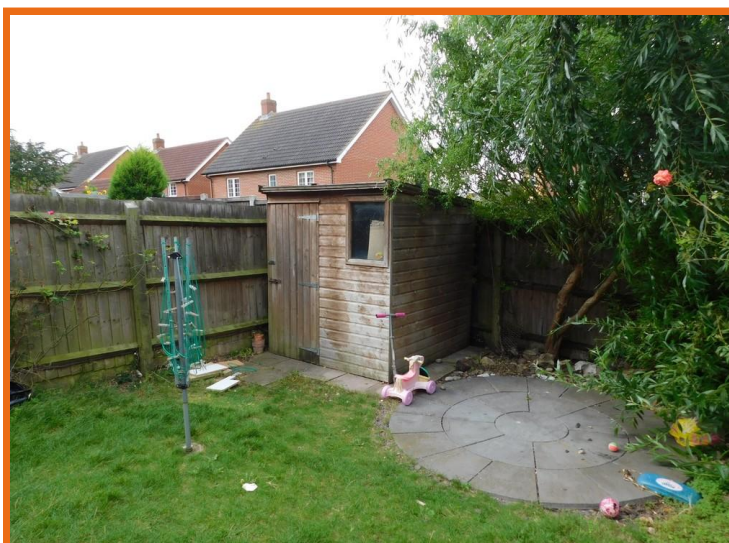
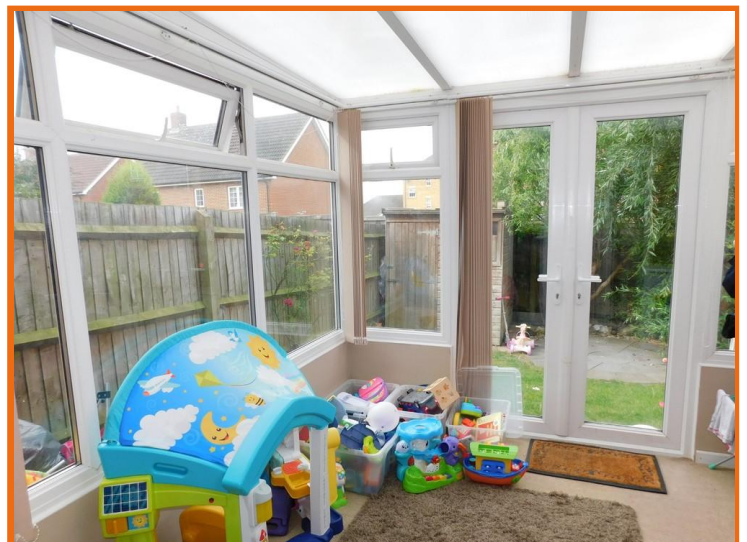
References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitors.

**ALL MEASUREMENTS ARE APPROXIMATE**



# PHOTOGRAPHS

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