



Offers In Excess Of £280,000  
3 Dunnock Close, Stowmarket, Suffolk, IP14 5UA

BUCKS property agents are pleased to offer for sale this **THREE BEDROOM DETACHED** property situated in a **PROMINENT CORNER PLOT POSITION** on the popular Cedars Park Development. The property itself boasts **SEALED UNIT DOUBLE GLAZING**, gas radiator central heating, a single **GARAGE** and driveway providing **PARKING** for **THREE VEHICLES**.

Stowmarket offers many amenities such as a train station with main line rail to London Liverpool Street and other larger towns and cities such as Bury St Edmunds, Cambridge & Norwich, many shops and businesses, doctors, cinema and restaurants and cafes. The agents recommend an internal inspection at the earliest convenience to appreciate the accommodation on offer.

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

**HALLWAY:**

With laminate style flooring, under stairs storage area and radiator.

**WC:**

With window to the front, radiator, low level WC, and pedestal sink.

**SITTING ROOM:**

With bay window to the front, two radiators, fireplace with gas fire, with wooden surround and marble style hearth, TV point and telephone point and double doors leading to

**DINING ROOM:**

With patio doors to the rear and radiator.

**KITCHEN:**

With a range of high & low level wooden style units with a gas hob, electric oven, vinyl style flooring, plumbing for washing machine and plumbing for dishwasher, tiled splash backs, wooden style work surfaces, stainless steel sink with drainer. There is also a larger cupboard and a door to the outside.

**ON THE FIRST FLOOR LANDING:**

With window to the side and airing cupboard housing combi boiler.

**BEDROOM 1:**

With window to the rear, radiator and triple fitted wardrobes.

**EN SUITE:**

With shower in separate cubicle, vinyl flooring, window to the rear, low level WC, sink, tiled splash backs and fitted storage cupboard.

**BEDROOM 2:**

With radiator, window to the front and double fitted wardrobe and loft access with ladder, light and part boarded.

**BEDROOM 3:**

With window to the front and radiator.

**FAMILY BATHROOM:**

With low level WC, window to the side, radiator, bath with shower over, sink in vanity unit and tiled splash backs.

**OUTSIDE:**

To the front of the property are shale and shingle borders with shrubs and hedging. There is a driveway with parking for 3 vehicles and leading to a SINGLE GARAGE with up & over door, power & light connected and personal door to the rear. The rear garden comprises patio, lawn, steps leading to a further patio, water feature, greenhouse and shed and is enclosed by brick walling.

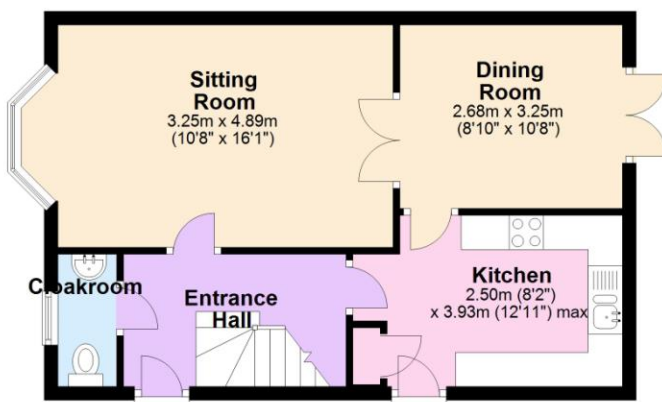
**DIRECTIONS:**

**From Tavern Street turn right on to Gipping Way A1308. Turn left on to Navigation Approach. At the roundabout take the 3rd exit on to Gun Cotton Way. At the roundabout take the 1st exit and stay on Gun Cotton Way. Go straight over two roundabouts. At the roundabout take the 1st exit on to Linnet Drive. Turn right on to Dunnock Close where the property can be found.**

## FLOORPLANS

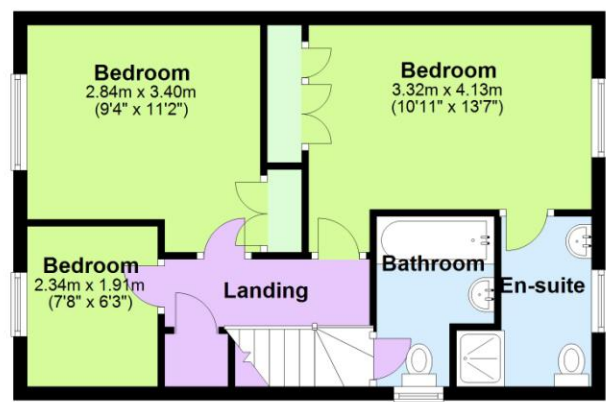
### Ground Floor

Approx. 43.7 sq. metres (470.8 sq. feet)



### First Floor

Approx. 43.5 sq. metres (468.3 sq. feet)



Total area: approx. 87.2 sq. metres (939.1 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

### 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

