



OIEO £350,000  
2 Woodpecker Close, Stowmarket, IP14 5UD

BUCKS Property Agents are pleased to offer for sale this well presented 4 BEDROOM DETACHED PROPERTY, situated on the popular Cedars Park Development. The property itself boasts sealed unit double glazing, gas radiator central heating, 4 DOUBLE BEDROOMS, EN SUITE TO MASTER, GOOD SIZE KITCHEN/DINER, SITTING ROOM and STUDY. There is a SINGLE GARAGE and OFF ROAD PARKING FOR 2 VEHICLES. Stowmarket itself affords many amenities including shops, pubs and restaurants, schools and local businesses. There is also easy access to the A14 corridor and main trainline links to London. The agents would recommend an internal inspection at the earliest opportunity, to appreciate this excellent accommodation on offer.

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

**HALLWAY:**

With radiator.

**STUDY:**

With window to front, telephone point and radiator.

**WC:**

With window to side, tiled flooring, radiator, low level WC and pedestal sink.

**KITCHEN/DINER:**

**KITCHEN AREA:**

With range of modern high and low level units, tiled flooring, plumbing for washing machine and dishwasher, under floor heating, sink and drainer, door to outside, window to rear, gas hob and electric double oven, extractor hood and fan, tiled splashbacks and under stairs storage cupboard.

**DINING AREA:**

With patio doors to rear and underfloor heating.

**LOUNGE:**

With window to front, TV point, telephone point, radiator and gas fire with surround.

**ON THE FIRST FLOOR LANDING:**

With airing cupboard, which houses the combi boiler (still under warranty)

**BEDROOM ONE:**

With window to front, TV point, radiator and fitted triple wardrobe.

**EN SUITE:**

With shower in separate cubicle, low level WC, sink in vanity unit, tiled flooring, heated towel rail and window to side.

**BEDROOM TWO:**

With window to front, fitted triple wardrobe, TV point, radiator and loft access.

**BEDROOM THREE:**

With window to rear, TV point and radiator.

**BEDROOM FOUR:**

With window to rear, TV point and radiator.

**BATHROOM:**

With tiled flooring and splashbacks, window to rear, low level WC, pedestal sink, heated towel rail, shaving point and bath with mixer tap.

**OUTSIDE:**

To the front of the property is miniature hedging and a sloped pathway leading to the front door. There is also an area with shale covering and block paved driveway, providing off road parking for 2 vehicles. This leads to a single garage with up and over door power and light connected. A side gate provides access to the rear garden, which comprises patio area, lawn and fencing all around.

## **DIRECTIONS**

Head east on Tavern St/B1115 towards Bury St,Continue to follow B1115 Turn right onto Gipping Way/A1308,Turn left onto Navigation Approach At the roundabout, take the 3rd exit onto Gun Cotton Way At the roundabout, take the 1st exit and stay on Gun Cotton Way Go through 2 roundabouts Arrive:  
Woodpecker C1, Stowmarket IP14 5UD, UK

## FLOORPLANS



GROUND FLOOR

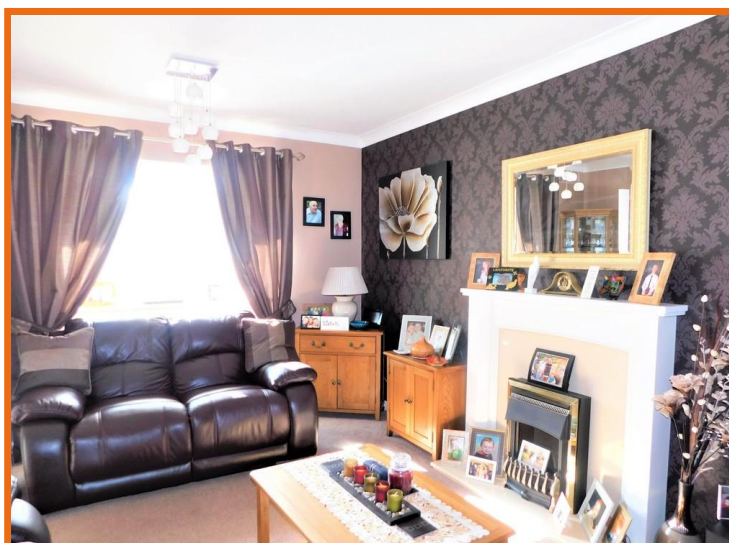
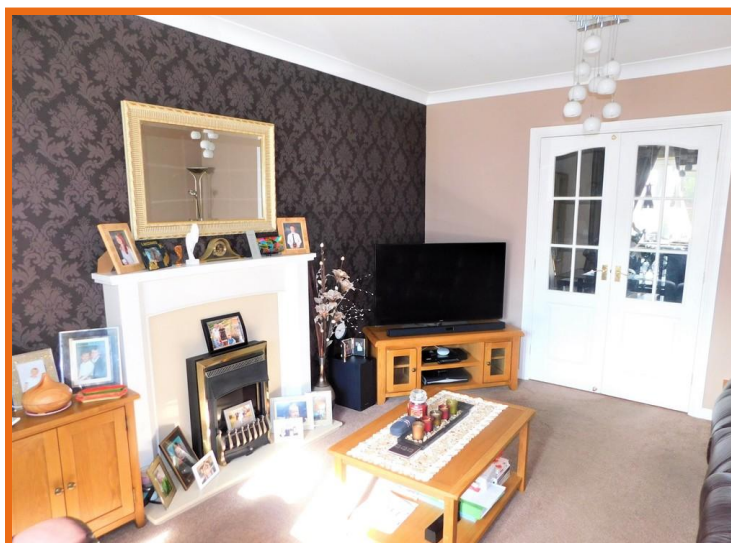
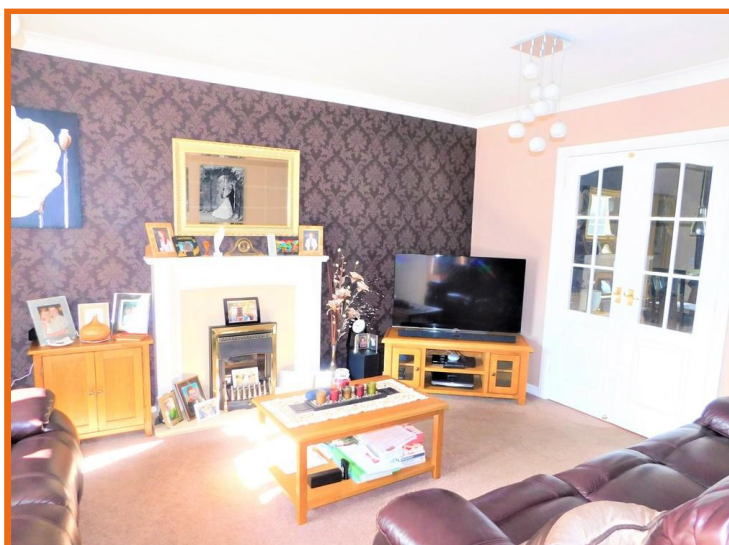
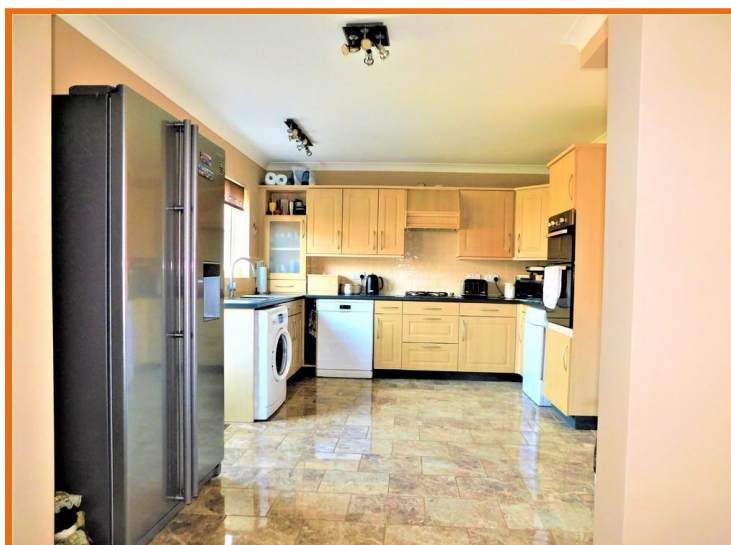
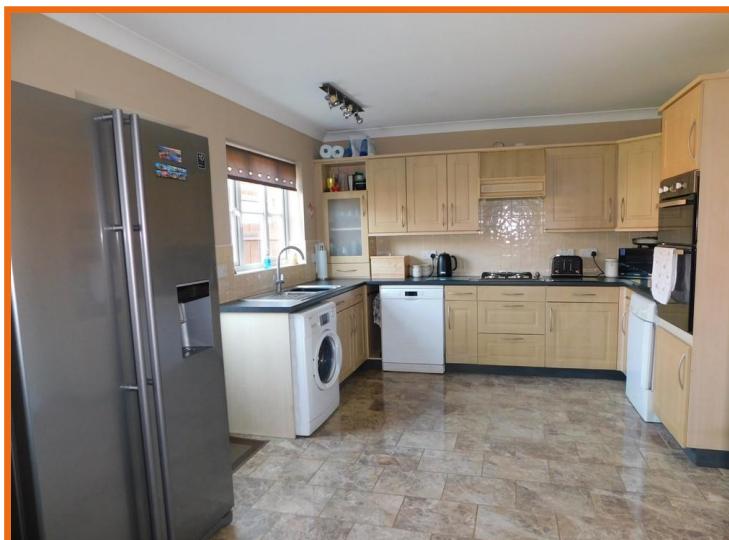
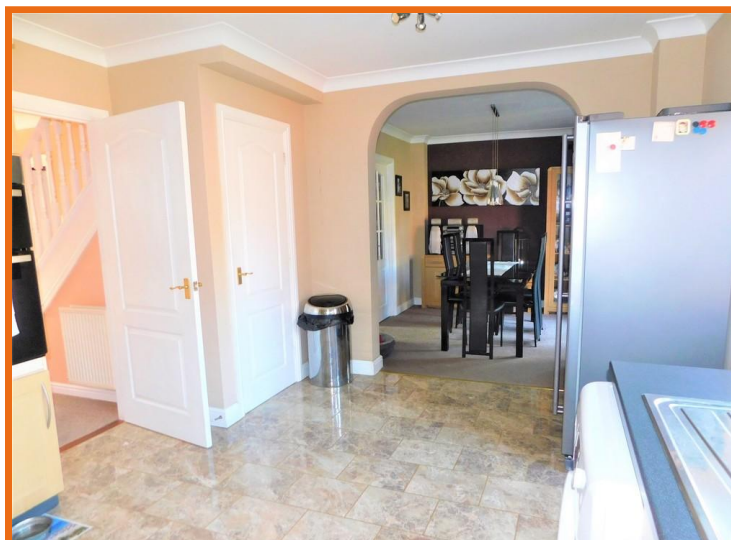


1ST FLOOR

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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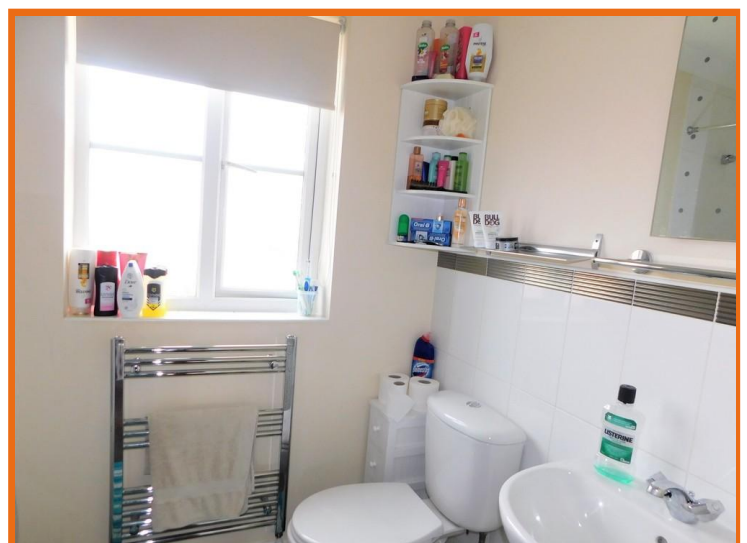
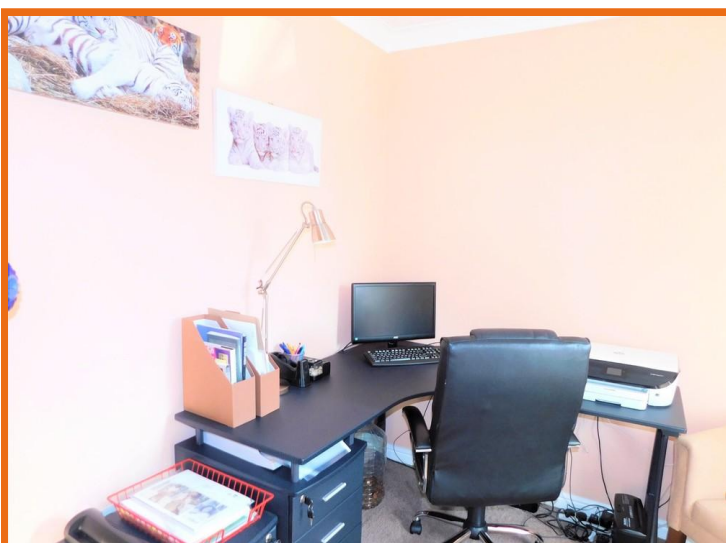
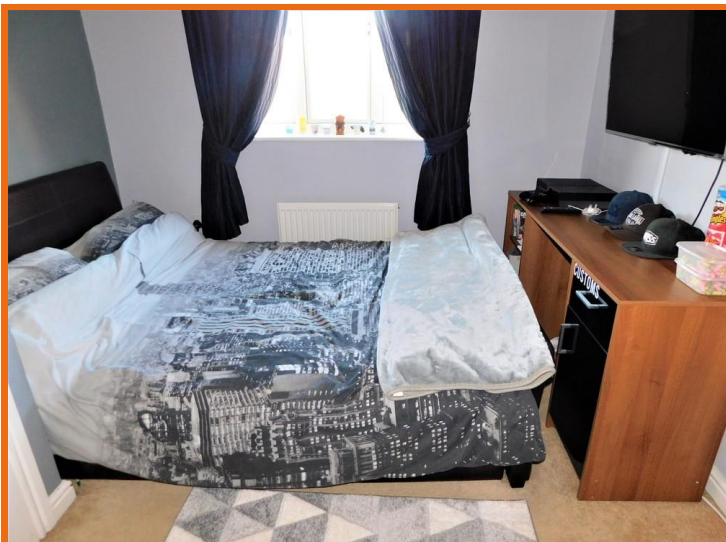
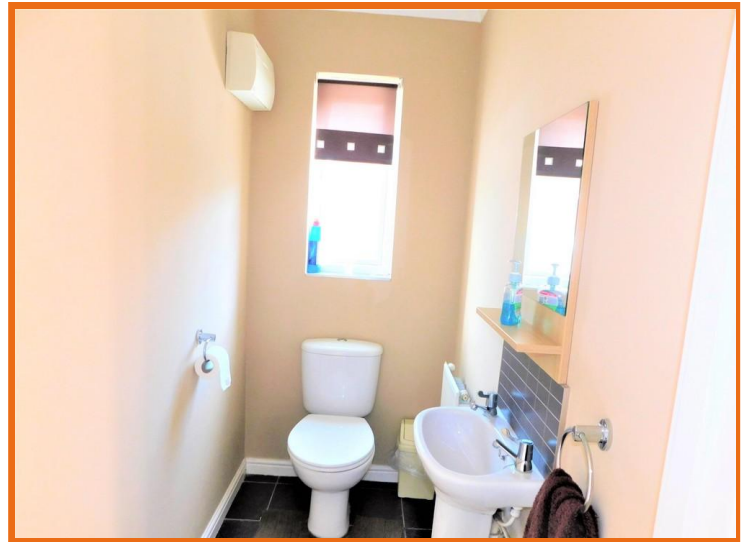


# PHOTOGRAPHS





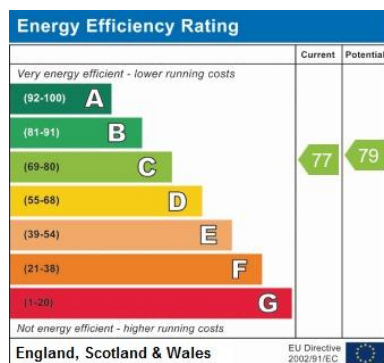
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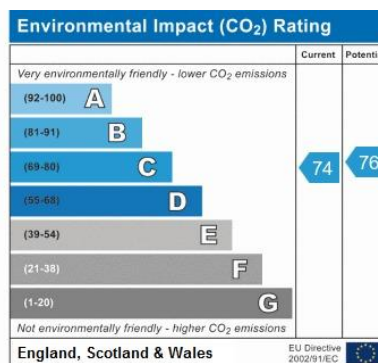


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## PROPERTY NOTES



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