



6 Goldfinch Close | Stowmarket | Suffolk | IP14 5FG

Guide Price: £315,000

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# 6 Goldfinch Close, Stowmarket, Suffolk, IP14 5FG

*“A spacious four bedroom family home situated on the popular Cedars Park development offering off-road parking and easy access to Stowmarket Rail Station.”*

## Description

A most appealing four bedroom family home situated on the popular Cedars Park development to the outskirts of Stowmarket town offering easy access to the town and A14.

The generous accommodation comprises: entrance hall, cloakroom, sitting room, dining room, kitchen, spacious part-galleried landing, master bedroom with en-suite shower room, three further bedrooms and family bathroom.

The property further benefits from gas fired central heating, sealed unit double glazing and well-proportioned rooms.

Outside is an open-plan frontage with tarmac driveway providing parking and access to the garage. A side pedestrian gate leads to the enclosed rear garden which is mainly laid to lawn with delightful decked patio area and timber shed.

## About the Area

Stowmarket is a popular market town located in the heart of Suffolk and offers a good selection of shops, amenities and facilities. There is a mainline rail station in Stowmarket offering a service to London's Liverpool Street Station with an approximate journey time of 80 minutes and ideal access onto the A14 linking to Bury St Edmunds approximately 13 miles and on up to Cambridge and the Midlands. Whilst in the other direction the A14 leads to Ipswich, approximately 14 miles.

## The accommodation comprises:

Part-glazed front door to:

### Entrance Hall

Stairs to first floor, radiator, wood flooring, coved ceiling and doors to:

### Cloakroom

Comprising pedestal wash hand basin, low level flushing w.c, part-tiled walls, frosted window to side elevation, tiled flooring and radiator.

### Sitting Room Approx 16'7 x 10'10 (5.05m x 3.29m)

Window to front elevation, coved ceiling and double doors to:

### Dining Room Approx 12'3 x 9'1 (3.75m x 2.76m)

Sliding patio doors to rear garden, radiator, coved ceiling and door to:

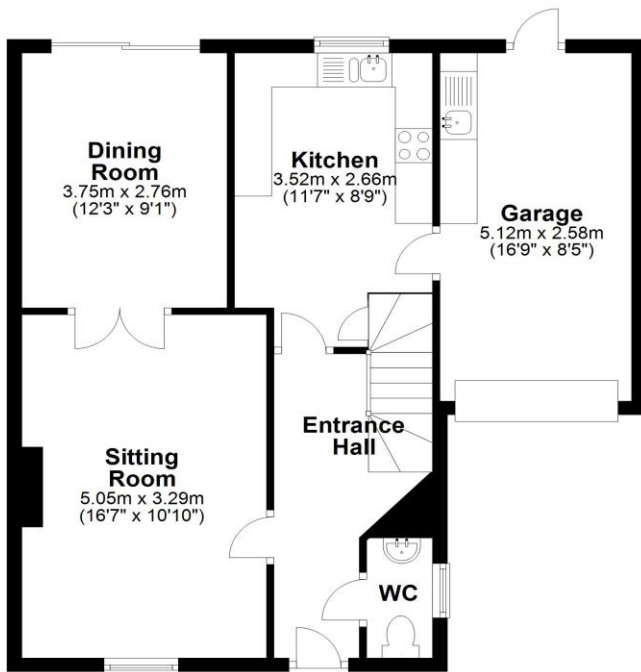
### Kitchen Approx 11'7 x 8'9 (3.52m x 2.66m)

Comprising one and a half bowl sink unit with mixer tap over, work surfaces with base cupboards and drawers under, matching eye-level units incorporating glazed units, tiled splashbacks, space for dishwasher, built-in four ring gas hob with Bosch oven and grill under, extractor over, ceiling down-lighters, window to rear elevation, tiled flooring, understair storage cupboard and door to:



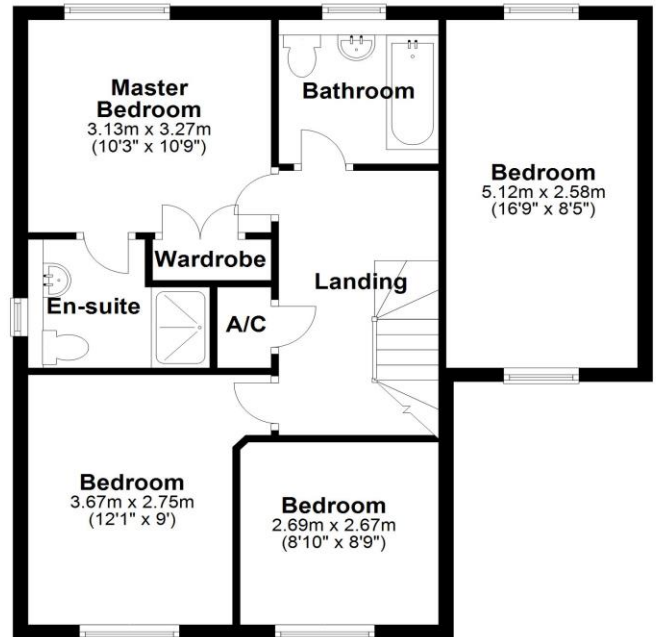
### Ground Floor

Approx. 62.8 sq. metres (675.9 sq. feet)



### First Floor

Approx. 62.8 sq. metres (675.9 sq. feet)



Total area: approx. 125.6 sq. metres (1351.8 sq. feet)

Mortimer EPC  
Plan produced using PlanUp.

#### Utility Area (former garage) Approx 16'9 x 8'5 (5.12m x 2.58m)

Fitted with an up and over door and utility area comprising stainless steel single bowl sink unit with mixer tap over, base cupboards under, tiled splashbacks, space for washing machine, eye-levels units and part-glazed door to the rear garden.

#### Part-Galleried Landing

Access to loft, coved ceiling, airing cupboard housing hot water cylinder with slatted shelving and doors to:

#### Bedroom Approx 8'10 x 8'9 (2.69m x 2.67m)

Window to front elevation and radiator.

#### Bedroom Approx 12'1 x 9' (3.67m x 2.75m)

Window to front elevation and radiator.

#### Master Bedroom Approx 10'3 x 10'9 (3.13m x 3.27m)

Large window to rear elevation, radiator, built-in wardrobe cupboard and door to:

#### En-Suite Shower Room

Comprising large walk-in fully tiled shower cubicle, pedestal wash hand basin, low level flushing w.c, part-tiled walls, tiled floor, radiator and frosted window to side elevation.

#### Family Bathroom

Comprising panel bath with mixer tap and separate hand held shower attachment over, pedestal wash hand basin, low level flushing w.c, part-tiled walls, frosted window to rear elevation and radiator.

#### Bedroom Approx 16'9 x 8'5 (5.12m x 2.58m)

Window to front and rear elevations, radiator and access to loft.

#### Outside

To the front, shared access leads to a tarmac driveway providing parking for several vehicles and access to the garage/utility area. There is a border planted with box hedging and side pedestrian gate allowing access to the rear garden.

The rear garden is mainly laid to lawn with a south westerly facing decked patio providing an area for seating, outside tap, timber shed and mainly enclosed by panel fencing.



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## Energy Performance Certificate



6, Goldfinch Close, STOWMARKET, IP14 5FG

Dwelling type: Detached house  
Date of assessment: 02 September 2015  
Date of certificate: 19 September 2015

Reference number: 8707-6123-1929-0407-1153  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 107 m<sup>2</sup>

### Use this document to:

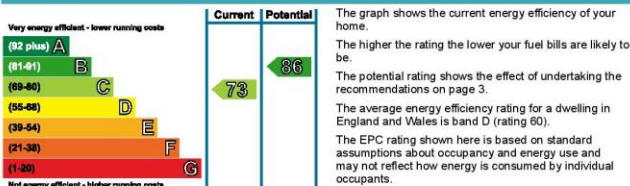
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,412
Over 3 years you could save	£ 432

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 204 over 3 years	
Heating	£ 1,692 over 3 years	£ 1,542 over 3 years	
Hot Water	£ 447 over 3 years	£ 234 over 3 years	
<b>Totals</b>	<b>£ 2,412</b>	<b>£ 1,980</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£15	£ 57
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 234
3 Solar water heating	£4,000 - £6,000	£ 138

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



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