

- NO ONWARD CHAIN
- SIZEABLE PRIVATE REAR GARDEN
- POPULAR CEDARS PARK LOCATION
- LINK DETACHED

- SINGLE GARAGE AND OFF-ROAD PARKING FOR MULTIPLE VEHICLES
- FAMILY BATHROOM, DOWNSTAIRS WC AND AN EN-SUITE TO PRIMARY BEDROOM
- CLOSE TO STOWMARKET TRAIN STATION AND TOWN CENTRE
- CONSERVATORY WITH ACCESS TO REAR GARDEN



8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk



Eagle Close, Stowmarket

Proudly welcoming to the market this THREE BEDROOM LINK-DETACHED HOUSE on the popular CEDARS PARK DEVELOPMENT in Stowmarket with a GARAGE and OFF-ROAD PARKING for multiple cars. This property offers a sense of seclusion and privacy being tucked away towards the end of a CUL-DE-SAC LOCATION with a remarkably SIZEABLE AND PRIVATE REAR GARDEN. In TURNKEY CONDITION, this house benefits from three good-sized bedrooms, a FAMILY BATHROOM, EN-SUITE to the primary bedroom and a DOWNSTAIRS CLOAKROOM along with a LARGE RECEPTION ROOM and MODERN FITTED KITCHEN.

Call us now to arrange a viewing on this RARE FIND!

£280,000 Guide Price

Eagle Close, Stowmarket

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GROUND FLOOR

Reception

A large open plan living/dining space with two sets of double doors leading to the entrance hall and conservatory respectively.

There is a UPVC double glazed window to the front aspect of the property with fitted blinds. Fitted carpet. Inset spotlights. Two radiators.

Kitchen

An inviting space at the heart of the home with a range of overhead and under-counter cupboards providing ample storage. Electric oven, hob with stainless steel splashback and extractor overhead. Stainless steel sink with drainer. Wood-effect composite worktops. Space and plumbing for a washing machine and dishwasher. Space for a tall fridge/freezer. There is a UPVC double glazed window to the rear aspect of the property fitted with made to measure blinds. Vinyl flooring. Inset spotlights.

Conservatory

A fantastic addition to the property with made to measure ceiling and window blinds and a large ladder radiator to make the space useable all year round. UPVC double glazed windows surround you to allow for natural light to beam in and double patio doors lead out into the rear garden.

Additional power sockets have been installed for convenience. Fitted vinyl flooring. Light fixtures. Double bi-fold doors section off the reception room to the conservatory.

Cloakroom

A useful space consisting of a wash basin with tiled splashback and a WC. Neutral decor. Fitted vinyl flooring. Extractor fan. Radiator.

FIRST FLOOR

Bedroom One

A good-sized room with ample space for a double bed and storage unit with a UPVC double glazed window with fitted blackout blind overlooking the rear garden. There is a built-in wardrobe with hanging rail space. Fitted carpet. Radiator. There is a door leading to adjoined en-suite.

En-suite

A two-piece suite consisting of a shower and wash basin. Part-tiled walls. Heated towel rail. There is a UPVC double glazed frosted window to the side aspect of the property.

Bedroom Two

Another good-sized room which can accommodate a double bed and a storage unit if desired and allows lots of natural light to seep in through the UPVC double glazed window to the front aspect. Made to measure blackout blinds. Fitted carpet. Radiator.

Family Bathroom

A modern fitted three-piece suite including a bath with shower overhead, a vanity wash basin and a WC. There is an additional cupboard installed overhead for a useful section of extra storage. Part and fully tiled from floor to ceiling. Inset spotlights. A UPVC double glazed frosted window provides light and ventilation from the front aspect. Extractor fan. Heated towel rail.

Bedroom Three

A well-proportioned bedroom which could also be utilised as an ideal work from home space or hobby room. A UPVC double glazed window to the rear aspect with fitted blackout blinds. Fitted carpet. Radiator.

Outside

A truly spacious and private enclosed rear garden provides a generous blend of grass and patio areas. There is a UPVC door which provides access directly into the garage and side access leading to the front of the property from the garden.

There are two off-road tandem parking spaces on the driveway leading up to the detached single garage. There is also a small portion of garden at the front of the property ready for a range of plants/shrubbery.

Important Information

Tenure - Freehold.

Services - we understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band C.

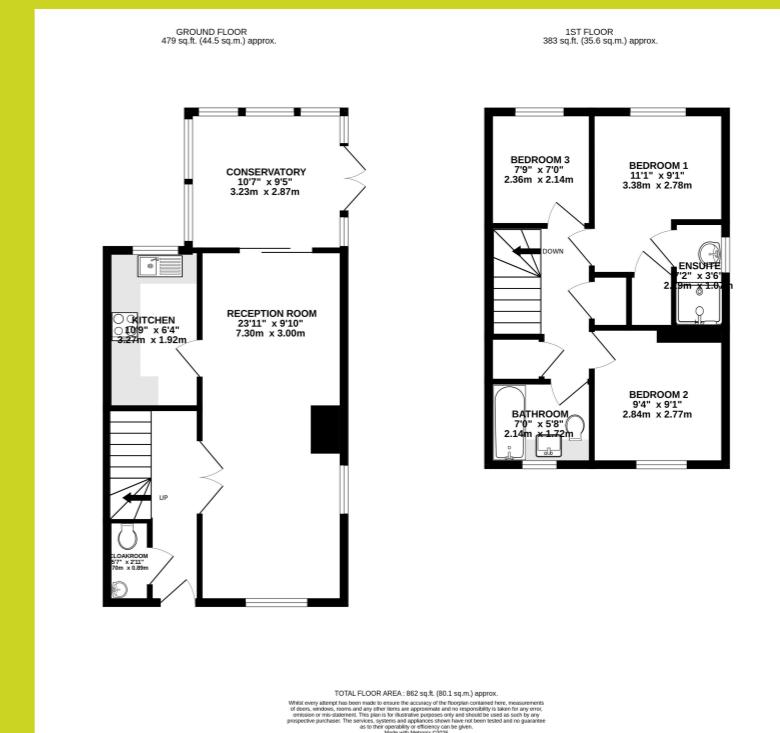
EPC rating C.

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate

Anti-Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	