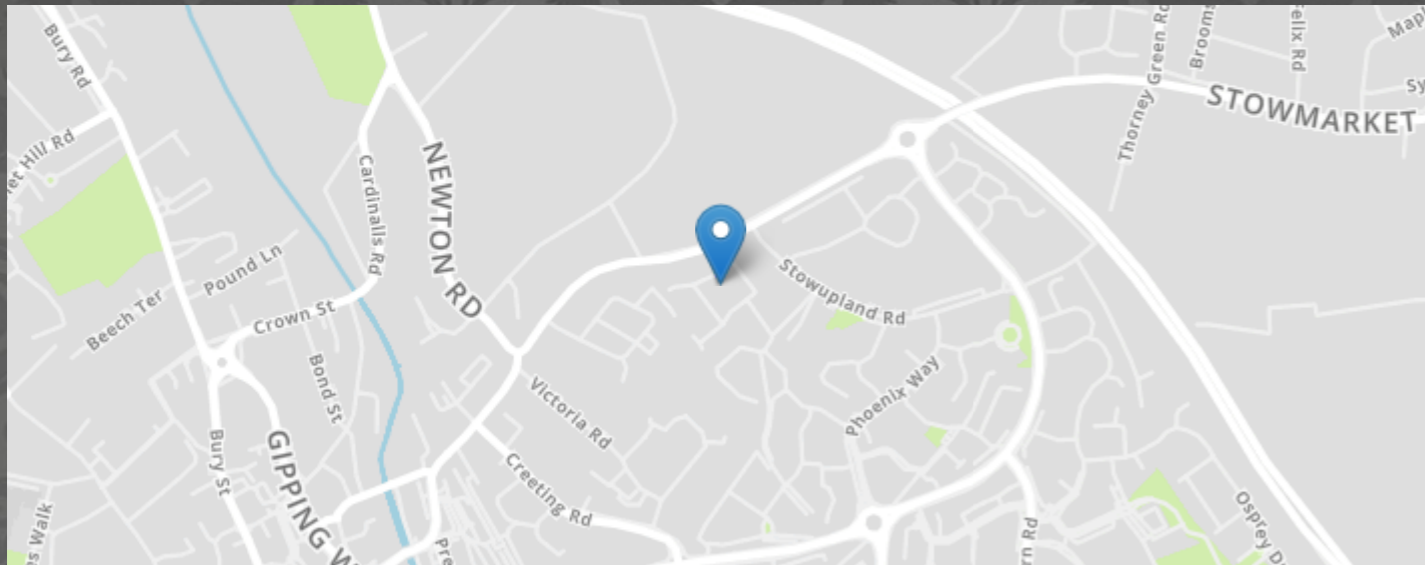


Egret Drive, Stowmarket



- END OF TERRACE HOUSE
- ENSUITE, BATHROOM & CLOAKROOM
- OFF ROAD CAR PARKING & GARAGE
- WELL PRESENTED

- THREE BEDROOMS
- OPEN PLAN LOUNGE / DINER & KITCHEN AREA
- CEDARS PARK DEVELOPMENT
- SIZEABLE REAR GARDEN

MARKS & MANN

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MARKS & MANN



Egret Drive, Stowmarket

Situated on the popular Cedar's Park Development is this uniquely presented modern, open plan style home. Occupying an end of terrace position this property benefits from a garage along with off road parking to the front. Internally the property comprises of an open plan style kitchen/ diner/ living area with dual aspect windows and French doors to the rear garden. There are multiple storage cupboards and also a sizeable cloakroom. To the first floor there are three nicely sized bedrooms, with bedroom one benefiting from a built in TV, along with built in wardrobes and a modern ensuite. The main bathroom is generously sized with bath and shower attachment.

The garage has power and electrics with space and plumbing for a washing machine and tumble dryer. There is an up and over door to the front along with a private personal door from the rear garden. Mainly laid to lawn the private rear garden also benefits from a decking area, outside tap and lights.

The property has gas central heating and is double glazed throughout.

£290,000 Guide Price

Egret Drive, Stowmarket

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Front

Driveway providing off road parking to the side in front of the garage. Path to front door:

Entrance Hall

Laminate flooring. Stairs to first floor. Storage cupboard. Radiator. Door to:

Cloakroom

Double glazed window to front. Wall mounted basin. W.C. Part tiled walls. Laminate flooring.

Kitchen Area

2.48m x 2.36m (8' 2" x 7' 9")
 Double glazed window to front. Range of wall and floor mounted units. Laminate work surface. Stainless steel 1 1/2 drainer. Integrated fridge/freezer. Integrated dishwasher. Hob. Extractor hood. Built in oven. Laminate flooring. Spotlights.

Lounge/ Dining Area

Double glazed French doors to rear garden. Double glazed window to rear. Under stairs storage cupboard. Two radiators. Laminate flooring.

First Floor

Landing

Storage cupboard with wall mounted boiler. Loft access. Spotlights. Doors to:

Bedroom One

4.00m x 2.57m (13' 1" x 8' 5")
 Double glazed window to front. Built in wardrobe with sliding doors. Built in to the wall TV. Radiator. Door to:

Ensuite

Shower cubicle. Wall mounted basin. W.C. Chrome heated towel rail. Part tiled walls. Tiled floor. Shaver point. Spotlights.

Bedroom Two

3.52m x 2.56m (11' 7" x 8' 5")
 Double glazed window to rear. Radiator.

Bedroom Three

2.98m x 1.96m (9' 9" x 6' 5")
 Double glazed window to rear. Radiator.

Bathroom

2.76m x 1.70m (9' 1" x 5' 7")
 Double glazed window to front. Bath with shower attachment. W.C. Wall mounted basin. Part tiled walls. Tiled floor. Chrome heated towel rail. Spotlights.

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. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

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.

Council tax band:

At the time of instruction the council tax band for this property is band D.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		96
(81-91)	B	85	
(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	