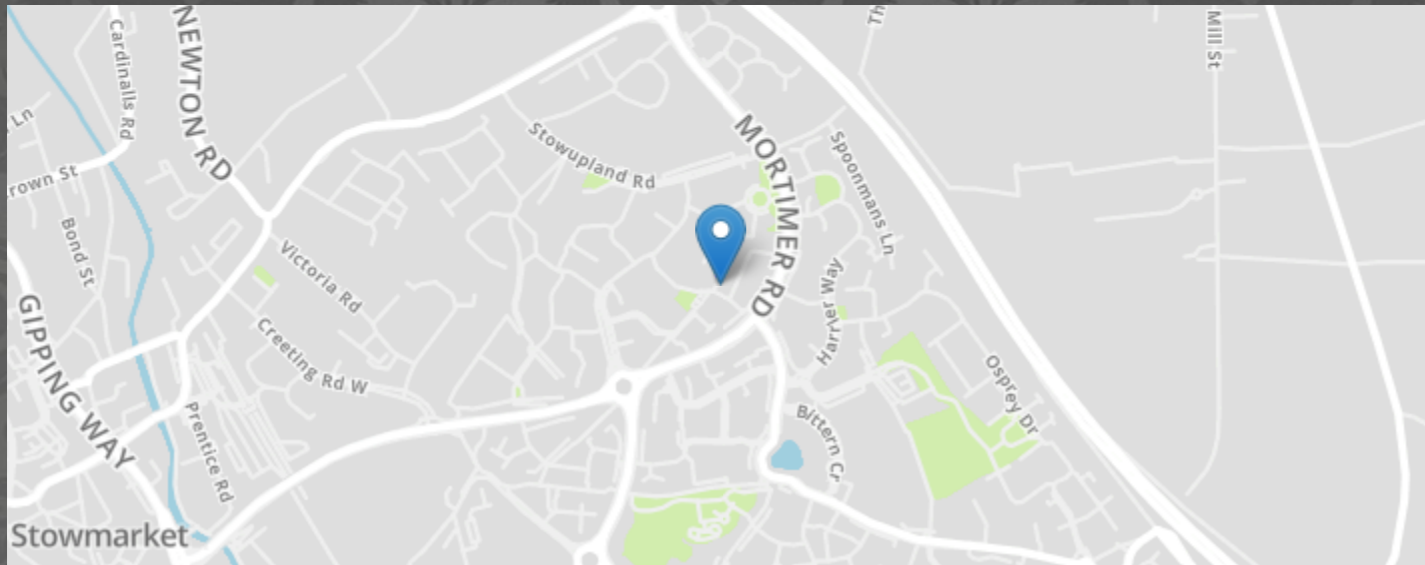


Peregrine Drive, Stowmarket



- FIVE BED DETACHED PROPERTY
- THREE EN-SUITE SHOWER ROOMS
- CLOSE TO LOCAL AMENITIES, BUS ROUTES & TRAIN STATION
- GROUND FLOOR W/C
- WRAP AROUND GARDEN
- AMPLE DRIVEWAY PROVIDING OFF ROAD PARKING
- EASY ACCESS TO A12 & A14
- SEPARATE KITCHEN, DINING ROOM & LOUNGE

MARKS & MANN



### Peregrine Drive, Stowmarket

Offered for sale is this DETACHED, FIVE BEDROOM, FOUR BATHROOM house with a SINGLE GARAGE on a CORNER PLOT, ample off road parking and a landscaped wrap around garden. The home comprises of a modern kitchen, separate dining room and lounge, four double bedrooms, three with en-suite shower rooms, a single bedroom and a modern four piece family bathroom.

MARKS & MANN

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

01449 867 590

contactstowmarket@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

**£450,000 Guide Price**

# Peregrine Drive, Stowmarket

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## GROUND FLOOR

### Hallway

Skimmed ceiling, overhead lighting, carpeted stairs leading to first floor, front aspect UPVC double glazed window, coat cupboard and wood effect flooring.

### W/C

Skimmed ceiling, overhead lighting, extraction fan, radiator and wood effect flooring.

### Lounge

5.55m x 3.09m (18' 3" x 10' 2")  
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window, two radiators and carpeted flooring.

### Sitting Room

3.23m x 2.54m (10' 7" x 8' 4")  
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed French doors, radiator and carpeted flooring.

### Kitchen

5.78m x 3.40m (19' 0" x 11' 2")  
Skimmed ceiling, spotlighting, rear aspect UPVC double glazed window, under-stair storage cupboard, two radiators and wood effect flooring. Kitchen consists of a range of base and eye level units with integrated sink-drainer, dishwasher, washing machine, fridge freezer, five point gas hob, double electric oven and an extraction unit.

## FIRST FLOOR

### Landing

Skimmed ceiling, overhead lighting, airing cupboard, radiator and carpeted flooring.

### Bedroom One

4.86m x 3.32m (15' 11" x 10' 11")  
Skimmed ceiling, overhead lighting, front and side aspect UPVC double glazed windows, built in wardrobe, two radiators and carpeted flooring.

### En-Suite

Three piece en-suite shower room with skimmed ceiling, spotlighting, front aspect UPVC double glazed obscured window, radiator and wood effect flooring.

### Bedroom Three

3.24m x 2.79m (10' 8" x 9' 2")  
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed window, built in wardrobe, radiator and carpeted flooring.

### En-Suite

Three piece en-suite shower room with skimmed ceiling, overhead lighting, side aspect UPVC double glazed obscured window, radiator and wood effect flooring.

### Bedroom Five

3.32m x 2.53m (10' 11" x 8' 4")  
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed window, radiator, built in wardrobe and carpeted flooring.

### Bathroom

3.79m x 1.77m (12' 5" x 5' 10")  
Four piece family bathroom with a skimmed ceiling, overhead lighting, front aspect UPVC double glazed obscured window, radiator and wood effect flooring.

## SECOND FLOOR

### Landing

Skimmed ceiling, overhead lighting, rear aspect skylight and carpeted flooring.

### Bedroom Two

5.72m x 3.31m (18' 9" x 10' 10")  
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window, two radiators, built in wardrobe and carpeted flooring.

### En-Suite

Three piece en-suite shower room with skimmed ceiling, overhead lighting, rear aspect skylight, under-sink storage, radiator and wood effect flooring.

### Bedroom Four

6.43m x 2.41m (21' 1" x 7' 11")  
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window, rear aspect skylight, radiator and carpeted flooring.

## OUTSIDE

### Garage

5.55m x 2.77m (18' 3" x 9' 1")  
Single garage with an up and over garage door.

### Front Garden

Decorative slate flower beds with a path leading to the front door.

### Rear Garden

Landscaped rear garden with a patio area and the rest laid to lawn as well as an external water tap.

### Left Side Garden

landscaped garden, patio area with pergola, gravel area, summer house, remainder laid to lawn.

### Right Side Garden

Paved path leading to side access gate, shed to remain, decked seating area, remainder laid to lawn.

### Driveway

Driveway expanded using small section of garden to provide parking for five to six vehicles.

## ADDITIONAL INFORMATION

### Important Information

Tenure - Freehold  
Services - We understand that mains gas, electricity, water and drainage are connected to the property.  
Council Tax Band - E  
EPC Rating - C  
Our Ref: SM

## Location

Located in the Cedars Park Development, it is close to local supermarkets as well as an assortment of other useful shops and only a short drive from Stowmarket town centre. The area benefits from a range of transport and commuter links, Stowmarket station with a direct line to London, close to the A14 leading to the A12 and local bus routes.

## Directions

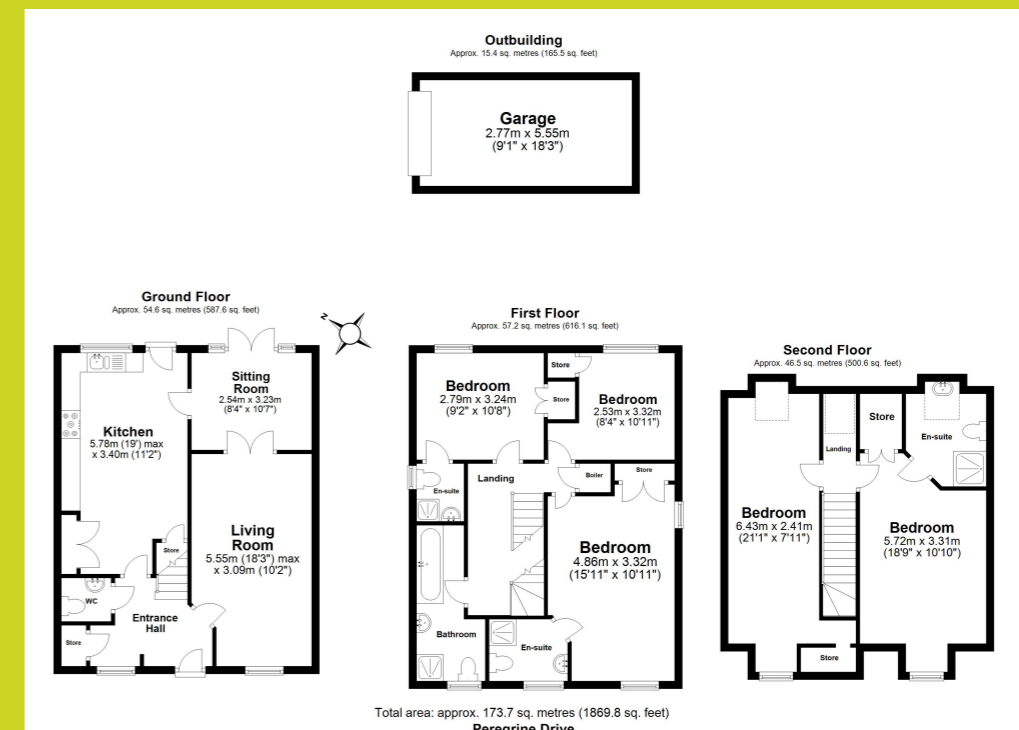
Using a Satnav, please use IP14 5GG as the point of destination.

## Disclaimer

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## 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.

