



Rock Estates



Goosander Road

Stowmarket, IP14 5BD

Offers in the region of £290,000



Set back from the road and positioned with views across green areas is this detached, three bedroom home. Located on the Cedar's Park development this property is well positioned for easy access to local amenities at the town centre and also Stowmarket Train Station.

The property comprises of a large living room, cloakroom, and kitchen/diner whilst to the first floor there is a family bathroom and three bedrooms with bedroom one benefiting from built in wardrobes with mirror doors and an ensuite. The private rear garden has been well maintained and is mainly laid to lawn with a patio area covered by a pergola. The property benefits from a single garage positioned to the side of the property, along with two parking spaces in front.

Stowmarket offers a range of facilities and amenities and local primary and high schools. The property is located within walking distance to Stowmarket train station which offers direct rail links to London Liverpool Street ideal for commuting, whilst the A14 trunk road is also easily accessible for any travel by road.



Front

Away from the main road the property is approached along a private pathway wrapping round the side of the property.

Entrance Hall

Engineered oak flooring. Stairs to first floor. Under stairs cupboard. Coving. Radiator. Doors to:

Cloakroom

Low level W.C. Corner unit with cupboards and inset corner sink with tiled splashback. Engineered oak flooring. Extractor fan.

Living Room 15'5" x 10'10" (4.71 x 3.31)

Double glazed window to front and double glazed bay window to side. Engineered oak flooring. Coving. Spotlights. Two radiators.

Kitchen/Diner 15'5" x 8'5" (4.72 x 2.57)

Double glazed windows to front and over looking the rear garden. Double glazed French doors open to the private rear garden. Range of wall and floor mounted cupboards and doors. Laminate work surface. Integrated oven. Gas hob with extractor hood above. Stainless steel sink with 1 1/4 drainer and mixer tap over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Engineered oak flooring. Spotlights. Radiator.

Landing

Double glazed window to rear. Airing cupboard housing combi-boiler. Loft hatch. Radiator. Doors to:

Bedroom One 11'8" x 9'2" (3.56 x 2.81)

Double glazed window to side. Built in wardrobes with sliding mirror doors. Coving. Radiator. Door to:

Ensuite

Double glazed window to front. Shower cubicle. Low level W.C. Pedestal hand wash basin. Tiled floor. Part tiled walls. Extractor fan. Spotlights. Chrome heated towel rail.

Bedroom Two 8'9" x 6'11" (2.67 x 2.11)

Double glazed window to front. Built in cupboard. Radiator.

Bedroom Three 8'9" x 8'5" (2.69 x 2.59)

Double glazed window over looking the rear garden. Radiator.

Bathroom 7'0" x 6'2" (2.14 x 1.89)

Double glazed window to front. Vanity unit with cupboard and inset sink with tiled splashback. Bath with shower over and glass shower screen. Low level W.C. Part tiled walls. Tiled floor. Extractor fan. Spotlights. Chrome heated towel rail.

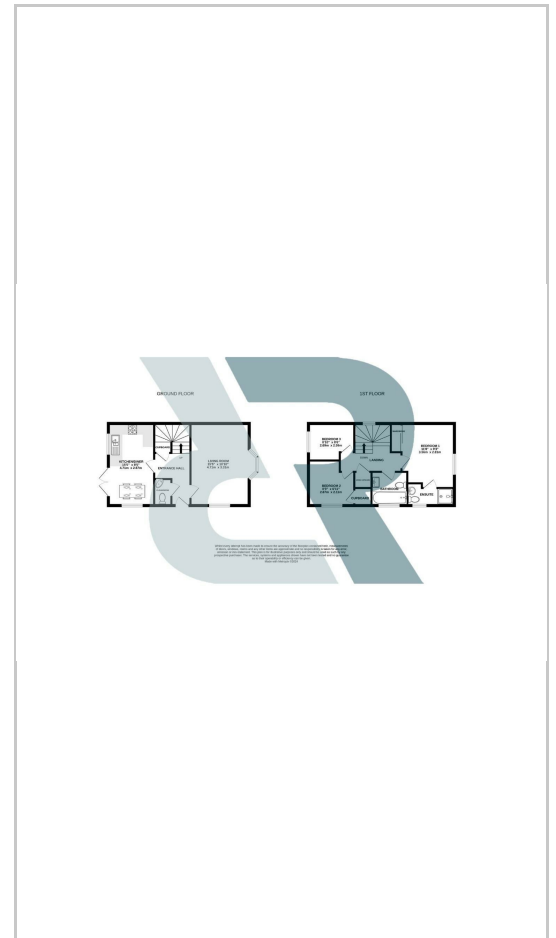
Rear Garden

The private rear garden is predominantly laid to lawn with a sizeable patio accessed directly from the kitchen/ diner. The garden is enclosed by a mixture of brick and fencing, and a small raised border for shrubs and plants. There is an outside tap and lighting and a side gate providing access to the garage and parking to the side of the property.

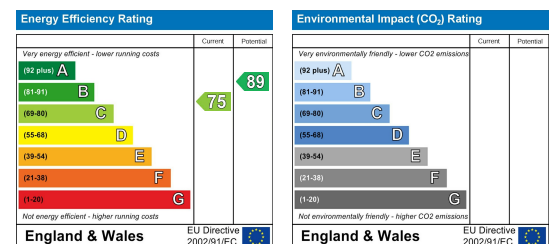
Area Map



Floor Plans



Energy Efficiency Graph



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