



Rock Estates



## Curlew Close

Stowmarket, IP14 5GL

Guide price £235,000



Unique coach house style property located on the popular Cedars Park Development. Having undergone recent renovation, the current vendors have converted the single garage into a spacious modern kitchen/diner. With integrated appliances and a sizeable seating area it is a fantastic space for socialising and hosting.

To the first floor there is a large living area with built in cupboard and karndean flooring. The property offers two double bedrooms with bedroom one benefiting from a built in wardrobe. There is a further single bedroom that could also be used as a study/ walk in wardrobe. The family bathroom completes the first floor with a three piece suite.

The property benefits from allocated parking to the front and is situated just a short distance from Stowmarket train station offering direct rail links to London Liverpool Street. Alternatively there are plenty of bus routes operating close by. Stowmarket town centre is within walking distance providing a variety of amenities such as post office, food stores, bakery and more!





- Renovated Coach House
- Modern Ground Floor Kitchen/Diner
- Spacious Living Room
- Three Bedrooms
- Bathroom
- Allocated Parking to Front
- Cul-de-sac Location
- Close to Stowmarket Train Station & Town

### Front

Path to front door. One parking space to front. Double glazed patio doors open to:

### Kitchen/Breakfast Room 18'4" x 9'3" (5.61 x 2.84)

Double glazed patio doors and window panels to side. Range of wall and floor units and drawers. Integrated fridge/freezer and dishwasher. Part tiled walls. Laminate work surface. Inset stainless steel sink with mixer tap over. Integrated Bosch oven and gas hob. Extractor hood. Integrated wine cooler. Vertical radiator. Spotlights. Bar seating area. Karndean flooring. Partly oak panelled wall. Door to:

### Hall

Karndean flooring. Stairs to first floor:

### Living Room 13'5" x 12'1" (4.11 x 3.69)

Double glazed window to front. Karndean flooring. Built in cupboard currently housing tumble dryer. Radiator. Doors to:

### Inner Hall

Doors to:

### Bedroom One 14'0" x 8'7" (4.27 x 2.64)

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

### Bedroom Two 10'6" x 9'3" (3.22 x 2.84)

Velux window. Radiator. Access to the fully boarded loft with light and drop down ladder.

### Bathroom 7'7" x 5'10" (2.33 x 1.78)

Velux window. 'P' shaped bath with shower attachment over. Pedestal wash basin. Low level W.C. Part tiled walls. Shaver point. Chrome heated towel rail. Extractor fan. Spotlights.

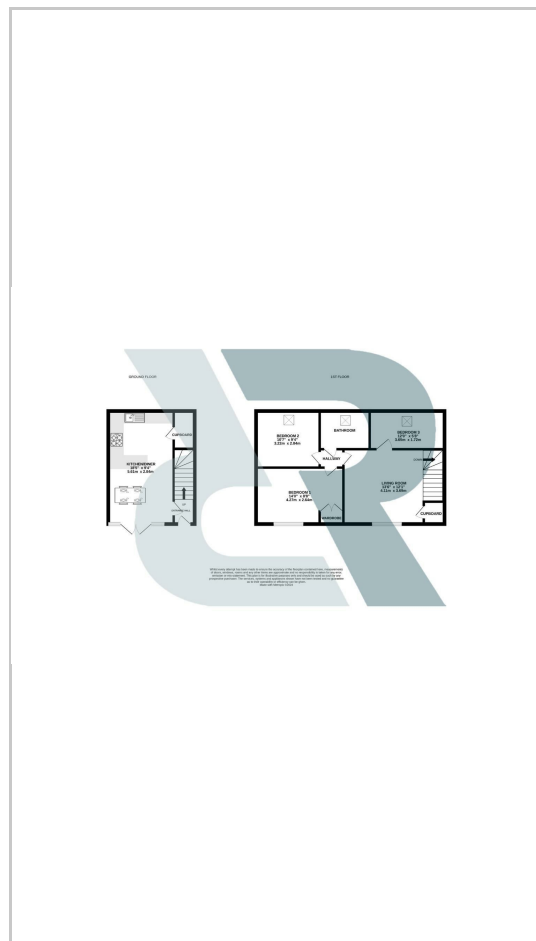
### Bedroom Three 11'11" x 5'7" (3.65 x 1.72)

Velux window. Radiator.

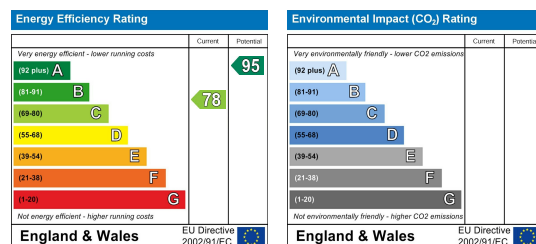
## Area Map



## Floor Plans



## Energy Efficiency Graph



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