



Rock Estates



Harrier Way

Stowmarket, IP14 5FQ

Offers in excess of £390,000



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Occupying an enviable corner plot is this detached, four bedroom home situated on the popular Cedars Park Development in Stowmarket. This property is immaculately presented and viewing is highly recommended.

Having undergone a reconfiguration the property now boasts a large entertaining kitchen/dining space with built in appliances, and impressive island with seating. There is a further two reception rooms to the ground floor as well as a handy cloakroom. To the first floor there are three double bedrooms and a further single that could be used as a study or playroom. There is a family bathroom and an ensuite to bedroom one. The enclosed rear garden has been thoughtfully landscaped with a variety of established trees and shrubs providing a private oasis to relax in.

The property offers off road parking and is situated a short distance from local bus routes and the popular Stowmarket Train Station offering main line links to London Liverpool Street. Stowmarket town centre is a short walk away and offers a range of amenities such as independent bakeries, post office and public houses to name a few. Local schools and nurseries are a short distance away making this the perfect spot for a growing family.





Front

Range of mature plants and shrubs. Shingle area and path leading to front door:

Entrance Hallway

Oak wood flooring. Stairs to first floor. Under stairs cupboard. Coving. Radiator. Door to:

Living Room

16'7" x 10'8" (5.07 x 3.26)
Double glazed window to front. Gas fireplace with surround. Coving. Radiator. Glazed doors open to:

Dining Room

12'11" x 9'0" (3.95 x 2.76)
Double glazed sliding patio doors open to the rear garden. Coving. Radiator.

Kitchen/ Dining/ Family Room

16'6" x 15'9" (5.03 x 4.81)
Double glazed windows to both the front and rear aspect. Double glazed patio door opens to the rear garden. Range of wall and floor mounted units and drawers. Integrated appliances such as dishwasher, washing machine, microwave oven, wine cooler and bin store. Space for range cooker and extractor hood above. Quartz worktop and upstand with inset basin and mixer tap over. Ceiling and under pelmet lighting. Large island with matching quartz worktop, cupboard and drawers and seating space. Oak flooring. Spotlights. Vertical radiator.

Cloakroom

Double glazed window to side. Low level W.C. Pedestal hand wash basin. Part tiled walls. Extractor fan. Radiator.

Landing

Airing cupboard. Spotlights. Coving. Doors to:

Bedroom One

10'9" x 10'5" (3.28 x 3.18)
Double glazed window to rear. Built in wardrobes. Coving. Radiator. Door to:

Ensuite

Double glazed window to side. Pedestal wash basin. Low level W.C. Shower cubicle with dual shower attachments. Part tiled walls. Radiator.

Bedroom Two

14'10" x 8'2" (4.54 x 2.50)
Double glazed windows to front and rear. Built in wardrobe and drawers units. Spotlights. Radiator.

Bedroom Three

10'2" x 8'11" (3.12 x 2.74)
Double glazed window to front. Built in wardrobes with smoked glass sliding doors. Radiator.

Bedroom Four

9'0" x 8'9" (2.75 x 2.69)
Double glazed window to front. Dado rail. Radiator.

Bathroom

Double glazed window to rear. Bath with shower attachment over. Low level W.C. Pedestal hand wash basin. Part tiled walls. Vinyl floor. Extractor fan. Radiator.

Rear Garden

Established rear garden with a variety of mature trees, shrubs and plants. Predominantly laid to lawn with a raised decking area. Hidden to the side of the property is a wooden shed. Outside light and tap. Side access to front.

Parking

Off road parking to the front of the property.



