



Rock Estates



Woodpecker Close
Stowmarket, IP14 5UD

Offers in excess of £300,000



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** Guide Price £300,000-£325,000 **

Conveniently located in the sought after Cedars, Stowmarket, this delightful link-detached house offers a perfect blend of comfort and convenience. The house features three generously sized double bedrooms, with the master bedroom benefiting from an ensuite bathroom, ensuring privacy and comfort. As well as family bathroom and downstairs cloakroom, making morning routines a breeze.

The heart of the home is undoubtedly the two reception rooms, which offer versatile spaces for relaxation and entertainment. Whether you prefer a cosy evening in or hosting gatherings with friends, these rooms provide the perfect backdrop. Additionally, the charming conservatory extends the living space, allowing for a bright and airy atmosphere, ideal for enjoying the garden views throughout the year.

Parking is a significant advantage, with space available for up to three vehicles, ensuring convenience for residents and visitors. The property is also conveniently located close to local amenities, making daily errands and leisure activities easily accessible.

This well-appointed home in Stowmarket is an excellent opportunity for those seeking a modern and spacious residence in a friendly neighbourhood. With its thoughtful layout and desirable features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.

Entrance Hall

Laminate flooring. Radiator. Stairs to first floor. Door to;

Cloakroom

Double glazed window to side. Low level wc. Vanity basin with mixer tap over. Heated towel rail. Part tiled walls. Laminate flooring.

Living Room

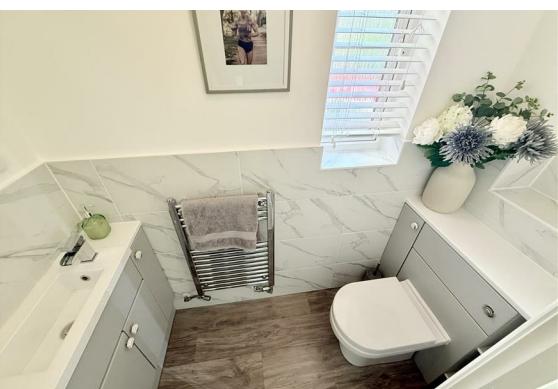
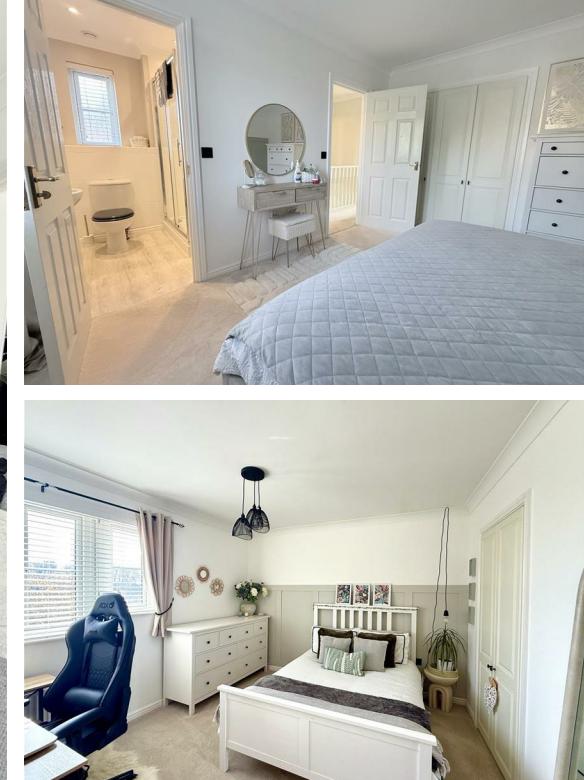
10'11" x 15'7" + bay (3.33 x 4.77 + bay)
Double glazed bay window to front. TV point. Feature fireplace. Radiator. Double doors to;

Dining Room

9'1" x 10'10" (2.77 x 3.32)
Double glazed patio doors to conservatory. Radiator. Laminate flooring.

Kitchen

Double glazed window to rear. Wall and base level units with worksurfaces over. Integrated oven and gas hob with extractor over. Space for washing machine, fridge freezer and dishwasher. Laminate flooring.





Conservatory
9'9" x 9'10" (2.99 x 3.00)
Double glazed window surrounds. Door to side accessing the rear garden.

Landing
Airing cupboard. Doors to;

Bedroom One
11'4" x 13'6" (3.47 x 4.12)
Double glazed window to rear. Radiator. Built in wardrobes. Door to;

Ensuite
Double glazed window to side. Walk in shower. Low level wc. Pedestal basin with mixer tap over.

Bedroom Two
11'5" x 10'11" (3.49 x 3.33)
Double glazed window to front. Radiator. Built in storage cupboard.

Bedroom Three
15'10" x 8'7" (4.85 x 2.63)
Double aspect double glazed windows to front and rear. Built in storage cupboard. Radiator.

Family Bathroom
Double glazed windows to front and side. White suite comprising bath with hand held shower attachment. Low level wc. Pedestal basin with mixer tap over. Part tiled walls. Laminate flooring.

Outside

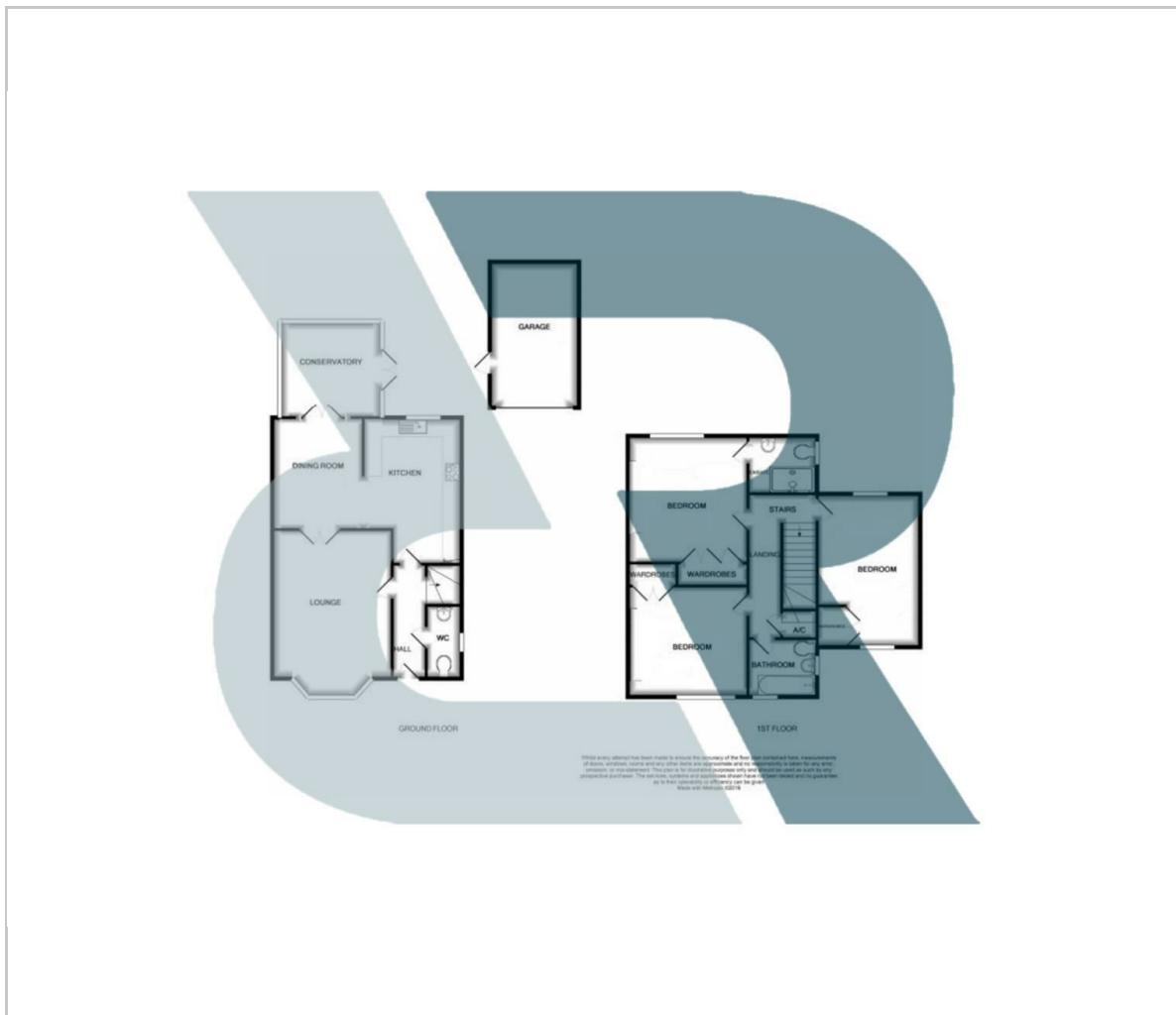
Garden

A welcoming garden mainly laid to lawn complemented by a paved patio area and raised decked terrace, providing versatile spaces for outdoor dining, entertaining and relaxation.

Garage And Driveway
The garage is accessed via an up and over door and also benefits from a side door accessing the garden, and power and light. The car port provides off road parking for 2 cars,



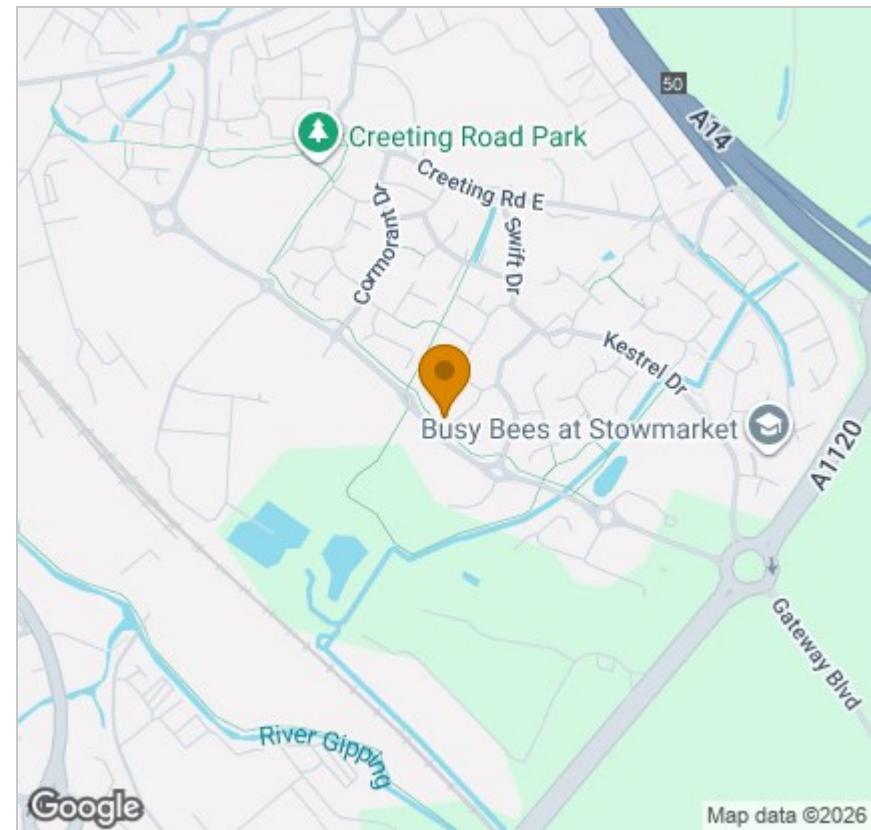
Floor Plan



Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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