



4 Lark Close  
Stowmarket, Suffolk IP14 5QW  
Asking Price £300,000

**shires**  
residential

Shires Residential sales are delighted to offer to the market this wonderfully spacious, three bedroom link detached house on the popular Cedars Park development in Stowmarket. The internal accommodation boasts three double bedrooms, (en-suite to bedroom one), living room, kitchen, family bathroom and cloakroom. Externally there is a rear garden, car port and garage.

#### LOCATION

The property is located on the popular Cedars Park development in the market town of Stowmarket. Stowmarket boasts a range of educational, recreational and cultural facilities as well as a train station with main line links to London Liverpool Street. The property is also within easy access of the A14 trunk road providing passage to the nearby towns of Ipswich, Bury St Edmunds, Cambridge and London via the M11.

#### ENTRANCE HALLWAY

The property is accessed via composite door into the spacious internal hallway. Stairs to the first floor. Radiator. Under stair storage. Access to;

#### KITCHEN/BREAKFAST ROOM

12'2 x 8'11 (3.71m x 2.72m)

A well equipped kitchen boasting a range of wall mounted and under counter cabinets beneath roll edge wood effect work tops with complimentary tiled splashbacks. Inset stainless steel sink and a half with drainer and mixer tap over. Space and plumbing for both dishwasher and washing machine as well as space for large fridge freezer. Integrated electric oven and gas hob with extractor over. Breakfast bar. Radiator. UPVC window to front aspect.

#### SITTING ROOM

15'5 x 12' (4.70m x 3.66m)

A light and airy sitting room with UPVC patio doors to rear garden. Two radiators.

#### CLOAKROOM

Low level WC, pedestal wash hand basin with mixer tap over. Radiator. Obscure UPVC window to side aspect.

#### LANDING

Providing access to all of the first floor accommodation. Loft hatch.

#### BEDROOM ONE

12'8 x 12'2 max (3.86m x 3.71m max)

A spacious main bedroom boasting built in double wardrobes. UPVC window to front aspect. Radiator. Access to;

#### EN-SUITE

A modern en-suite boasting a three piece white suite comprising shower cubicle with mains shower. Pedestal wash hand basin. Low level WC. Obscure UPVC window to side aspect. Heated towel rail.





### **BEDROOM TWO**

16'1 x 8'6 (4.90m x 2.59m)

A second double bedroom with double built in wardrobes. Loft hatch giving access to second loft space. Two radiators. UPVC window to rear aspect.

### **BEDROOM THREE**

10'5 x 8'6 (3.18m x 2.59m)

A third double bedroom. Radiator. UPVC window to rear aspect.

### **OUTSIDE**

Externally to the rear the property boasts a fully enclosed rear garden predominantly laid to lawn and spacious patio. Rear access to the garage, (with power and lighting), and gate leading to the car port providing off road parking for two vehicles.



# Lark Close, Stowmarket, IP14



**APPROX. GROSS INTERNAL FLOOR AREA 1110 SQ FT 103 SQ METRES (Includes Garage)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	86
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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