



23 Hedge Sparrow Road
Stowmarket, IP14 5UY
Offers In Excess Of £260,000

shires
residential

Shires Residential sales are delighted to offer for sale this beautifully presented three bedroom end of terrace home, having accommodation set over two floors comprising entrance hall, open plan dining area and kitchen, sitting room and cloakroom. To the first floor there are three bedrooms, en-suite to main bedroom as well as bathroom. Outside the property has enclosed rear garden and off road parking for two cars.

Entrance door opening to

ENTRANCE HALL

Door to cloakroom, double doors to sitting room. Door leading to a large cupboard, very useful, current owner has a tumble dryer in the cupboard. Opening to dining area.

DINING AREA

7'8 x 12'7 including stairs (2.34m x 3.84m including stairs)

Stairs to the first floor. Double doors leading out to the rear garden. Opening to

KITCHEN

8'5 x 7'5 (2.57m x 2.26m)

Stylish modern kitchen. Window to front aspect. Range of matching wall and floor mounted units with work surface covering, one and a half bowl sink and drainer with mixer tap over. Integral dishwasher. Integral washing machine and integral fridge and freezer. Four ring gas hob with stainless steel splashback, oven and grill under.

SITTING ROOM

15'6 x 11'9 (4.72m x 3.58m)

A lovely feature of this room is the bay window to the front aspect, further window to side aspect making a light and airy room.

CLOAKROOM

Low level flush WC, floating contemporary style wash hand basin. Tiled splashback.

FIRST FLOOR LANDING

Loft access. Airing cupboard housing the hot water cylinder, pressurised Megaflow system.

Doors to bedrooms and bathroom.

BEDROOM ONE

11'9 x 10'6 max narrowing to 8'9 (3.58m x 3.20m max narrowing to 2.67m)

A double aspect room with window to front and side. Walk-in double wardrobe. Door to the en-suite shower room.

EN-SUITE SHOWER ROOM

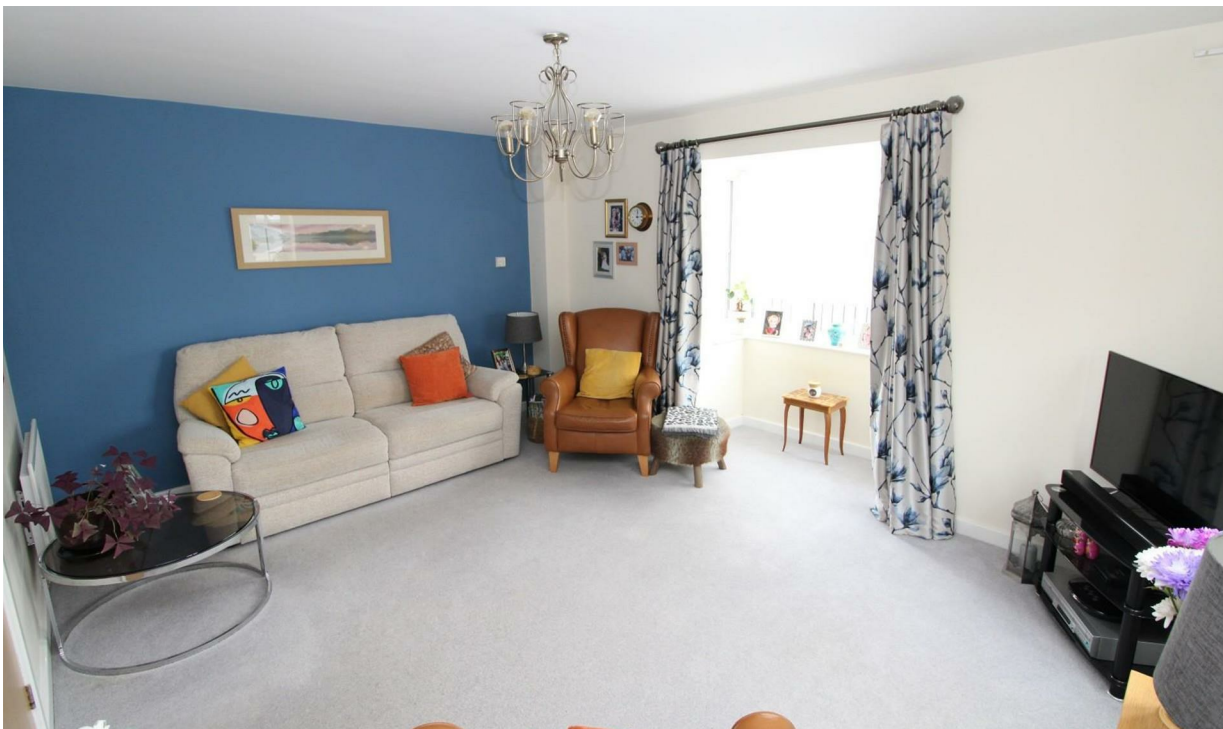
A stylish contemporary suite with a double size, fully tiled, mains shower in cubicle. Floating wash hand basin and low level flush WC.

BEDROOM TWO

11' x 8'7 (3.35m x 2.62m)

Window to side aspect. Mirror fronted double wardrobe with sliding doors (to remain).





BEDROOM THREE

9'5 x 6'6 (2.87m x 1.98m)

Window to side aspect.

BATHROOM

White suite with panelled bath, shower attachment and shower screen. Floating wash hand basin, low level flush WC. Frosted window.

OUTSIDE

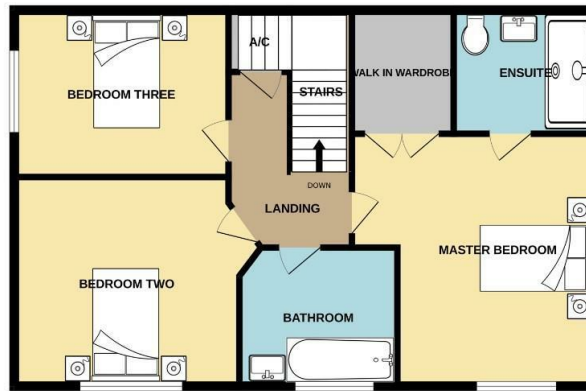
Attractive enclosed rear garden, mainly laid to lawn, small terraced area and pathway. Garden shed. Gate providing access to the parking area with space for two vehicles.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	78	
(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	

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