



21 Brambling Close  
Stowmarket, Suffolk IP14 5UN  
Guide Price £420,000

**shires**  
residential



We are delighted to offer for sale this beautifully presented detached home with four double bedrooms and is located on the popular Cedars Park development. This stunning property offers accommodation comprising Entrance Hall, Cloakroom, Sitting Room, Dining Room, Study, refitted Kitchen/Breakfast Room, Four Double Bedrooms, En Suite Shower, Family Bathroom. There is also landscaped gardens and a tandem garage with additional parking. We would strongly recommended viewing the property to appreciate the spacious accommodation.

#### **Spacious Entrance Hall**

with stairs leading to first floor, useful large understair storage

#### **Sitting Room**

15' 9" x 13' 0" (4.57m 2.74m x 3.96m)

a double aspect room with window to the side and double doors to landscaped rear garden, a feature of the room is the contemporary electric coal effect fire with surround and mantel over

#### **Kitchen/Breakfast Room**

16'2" x 13'9" max over all narrowing to 10'5" (4.93m x 4.19m max over all narrowing to 3.18m)

a refitted kitchen to a contemporary high standard with a range of matching floor and wall mounted units with an extensive granite work surface covering and copper splashbacks, with breakfast bar area, one and a half bowl sink with drainer, four ring Neff induction hob, Neff split level double oven and Neff built in combi oven/microwave, integral double fridge/freezer, integral dishwasher and washing machine

#### **Dining Room**

13'9" x 8'7" (4.19m x 2.62m)

a double aspect room with window to the front and window to the side

#### **Study**

9'0" x 6'7" (2.74m x 2.01m )

with window to side aspect

#### **Cloakroom**

with frosted window to front aspect, pedestal wash hand basin with splashback and low level flush wc

#### **Landing**

with window to rear aspect overlooking the garden and built in cupboard housing the Potterton Gas Fired Boiler

#### **Bedroom One**

13'1" x 10'0" (3.99m x 3.05m)

with two separate built in double cupboards with shelving and hanging rail, double aspect windows to side and rear, door to:

#### **En Suite Shower**

A stylishly refitted room comprising a double shower cubicle with rain head shower and separate hand shower, wash hand basin with drawers below, low level flush wc, wall mounted towel rail

#### **Bedroom Two**

9'0" x 13'9" (2.74m x 4.19m )

a double aspect room with two windows overlooking the rear garden and one window to the front, triple wardrobe with hanging rail and shelving





**Bedroom Three**

14'0" x 8'8" (4.27m x 2.64m)

a double aspect room with windows to side and front, built in double wardrobe with hanging rail

**Bedroom Four**

10'3" x 9'8" narrowing to 8'2" (3.12m x 2.95m narrowing to 2.49m)

**Family Bathroom**

with frosted window to side aspect, suite comprising panelled bath with shower attachment, low level flush wc, pedestal wash hand basin, fully tiled shower cubicle with mains shower

**Outside**

The property has a good size front garden with a pathway leading to the front door. The front garden is laid to lawn with box hedging and a side gate leading to the rear garden.

The rear garden has been landscaped with a large terrace with built in LED lights leading to an area of lawn with raised flower and shrub borders and a hardstanding area for a garden shed. To the side of the property is a block paved area with a gate leading to the GARAGE and a paved area for vehicles. The GARAGE is a tandem style but has been sub divided to create a room 10' 7" x 9'8" with a personnel door with power and light connected and ideally suited for a range of purposes. The other section has been left as a garage/storage area.

**Location**

Stowmarket is a bustling market town situated with good access to the A14 corridor and also on the Ipswich/Cambridge train line with links to London and Norwich. The town has the benefit of a good range of shops, supermarkets and schools. It also has the The Museum of East Anglian Life and the John Peel Centre for Creative Arts.

**Tenure:**

For sale FREEHOLD with vacant possession upon completion.

**Local Authority & Council Tax Band:**

Mid Suffolk District Council. Council Tax Band E

**Services:**

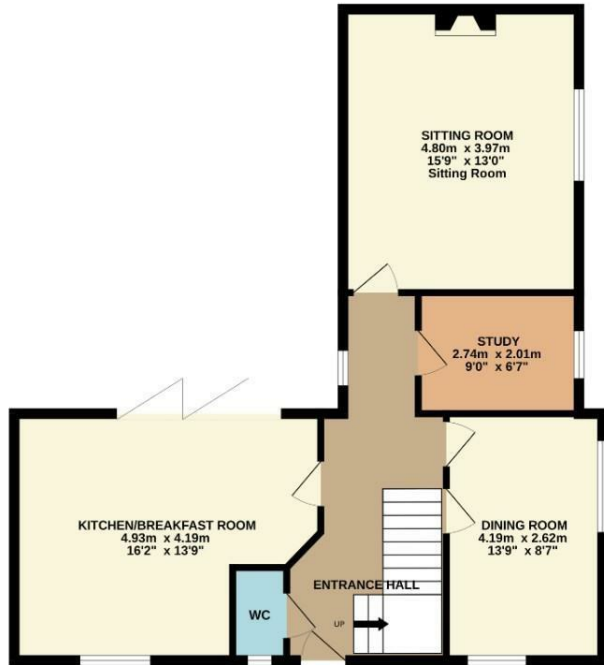
Mains services are connected including gas, water, electricity and drainage. Gas fired central heating

**Anti Money Laundering Regulations**

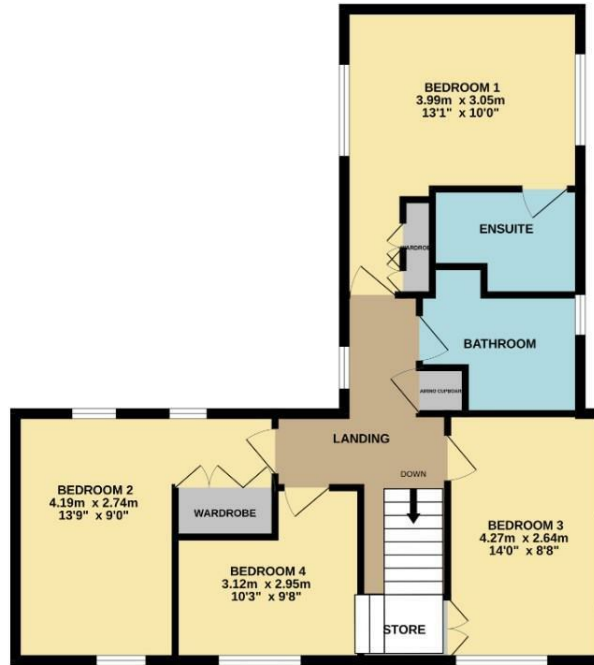
We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy of photographic ID (Driving License or Passport) and Address Verification in the form of a recent Utility Bill/Bank Statement. Once we have received this information we will be able to issue a Memorandum of Sale and move forward with the transaction.



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)                                   | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (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 |          |                         |           |
| <b>England &amp; Wales</b>                  |          | EU Directive 2002/91/EC |           |

