



**Buzzard Rise, Stowmarket IP14 5JE**

**welcome to**

**Buzzard Rise, Stowmarket**

This well presented two bed end terraced house offers entry hall leading to lounge, kitchen and downstairs cloakroom. Upstairs offers two bedrooms, en-suite and family bathroom. Enclosed garden to the rear, two allocated parking spaces and all within the peaceful town of Stowmarket.



## Accommodation

### Entrance Hall

Part glazed front door, stairs to first floor, under stairs cupboard, radiator and vinyl flooring.

### Lounge

13' 4" max x 15' 6" max ( 4.06m max x 4.72m max )  
Two windows to front, French doors to rear, two radiators, TV point and carpeted flooring.

### Kitchen

7' 3" x 15' 6" ( 2.21m x 4.72m )  
Window to front, part glazed door to rear, wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, Neff electric oven with induction hob and extractor fan, space for fridge freezer and washing machine, radiator and vinyl flooring.

### Cloakroom

Frosted window to rear, pedestal hand wash basin with mixer tap and splash back, low level flush W.C, radiator and vinyl flooring.

### Landing

Access to loft, radiator and carpeted flooring.

### Bedroom One

15' 6" max x 16' 11" max ( 4.72m max x 5.16m max )  
Window to front, built in wardrobe, radiator and carpeted flooring.

### En-Suite

Frosted window to rear, shower cubicle, pedestal hand wash basin with mixer tap, low level flush W.C, part tiled walls, extractor fan, heated towel rail and vinyl flooring.

### Bedroom Two

8' 4" x 13' 6" max ( 2.54m x 4.11m max )  
Two windows to front, airing cupboard, built in cupboard, radiator and carpeted flooring,

### Family Bathroom

Frosted window to rear, panelled bath with mixer shower spray attachment over and screen, low level flush W.C, pedestal hand wash basin, part tiled walls, extractor fan, radiator and vinyl flooring.

## Outside

### Rear Garden

Fence enclosed with side access gate, patio and lawn areas, flower and shrubbery borders and timber shed.

### Parking

Two parking spaces to rear.



**view this property online** [williamhbrown.co.uk/Property/SMK104092](http://williamhbrown.co.uk/Property/SMK104092)



welcome to

## Buzzard Rise, Stowmarket

- Two Bedroom End Terraced
- Popular Cedars Development
- Cloakroom, En-Suite & Family Bathroom
- Enclosed Rear Garden
- Off Road Parking Spaces

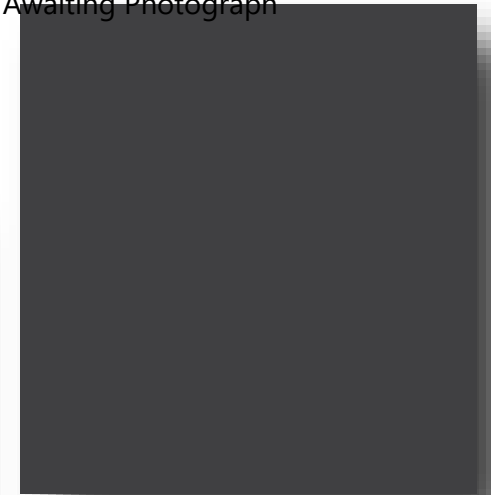
Tenure: Freehold EPC Rating: C

offers in excess of

**£250,000**



Awaiting Photograph



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SMK104092](http://williamhbrown.co.uk/Property/SMK104092)



Property Ref:  
SMK104092 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01449 614459**



[stowmarket@williamhbrown.co.uk](mailto:stowmarket@williamhbrown.co.uk)



10 Wilkes Way, STOWMARKET, Suffolk, IP14  
1DE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**