

oakheart



£325,000

Price Guide
Guillemot Close, Stowmarket

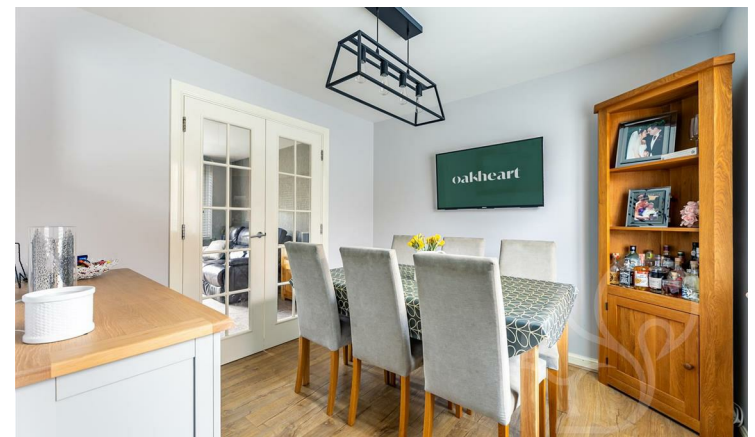
****Guide Price - £325,000-£350,000**** Located on a quiet Cul-De-Sac on the highly sought after Cedars Park development in Stowmarket, is this beautifully presented four bedroom family home that boasts two ensuite's, one bathroom, three reception rooms, off road parking on a driveway, a garage and a landscaped back garden!

This particularly well presented family home is ready for new owners to make their own and has been lovingly cherished by its current occupiers. It boasts a wealth of versatile living space over two floors and is perfectly situated for those who require easy access to the A14, London via the main line Train Station or the local Schools that fall

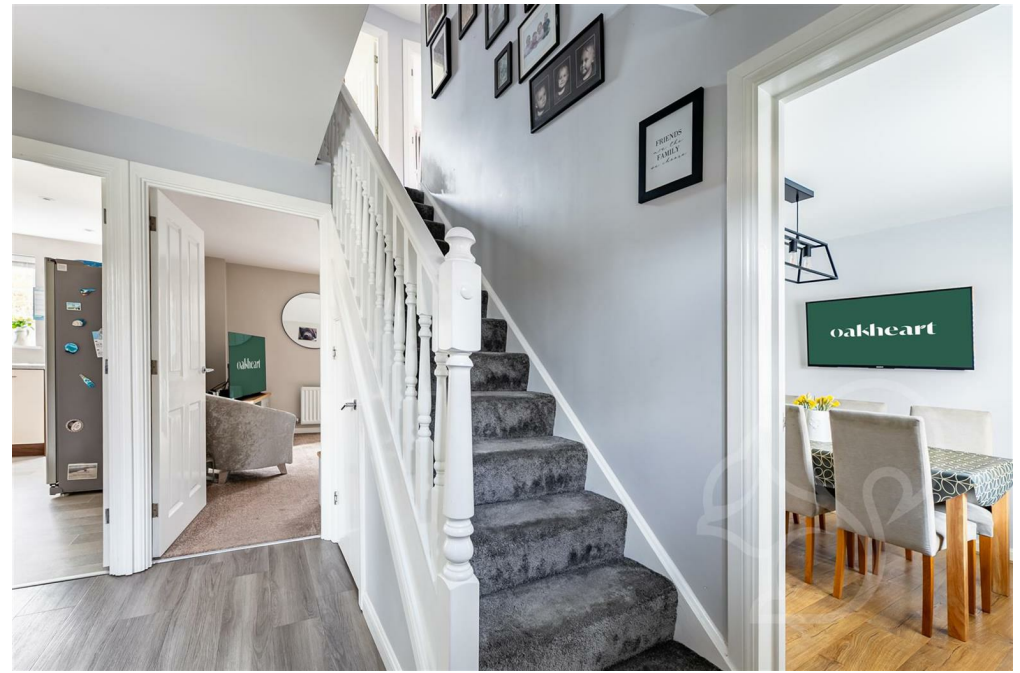
within a mile!

Upon approach the property sits opposite established greenery and has a neatly tended hedge row that frames the front lawn. A flagstone paved patio leads to the front doors that opens to reveal a bright and spacious vestibule with doors leading to all ground floor accommodation. AT the front aspect parallel to each other is the dining room and versatile third reception room that is currently set up as a home office. Both enjoy a pleasant outlook and are flexible in their uses. The dining room opens via double doors to adjoin the rear aspect living room which creates a brilliant open plan space for large

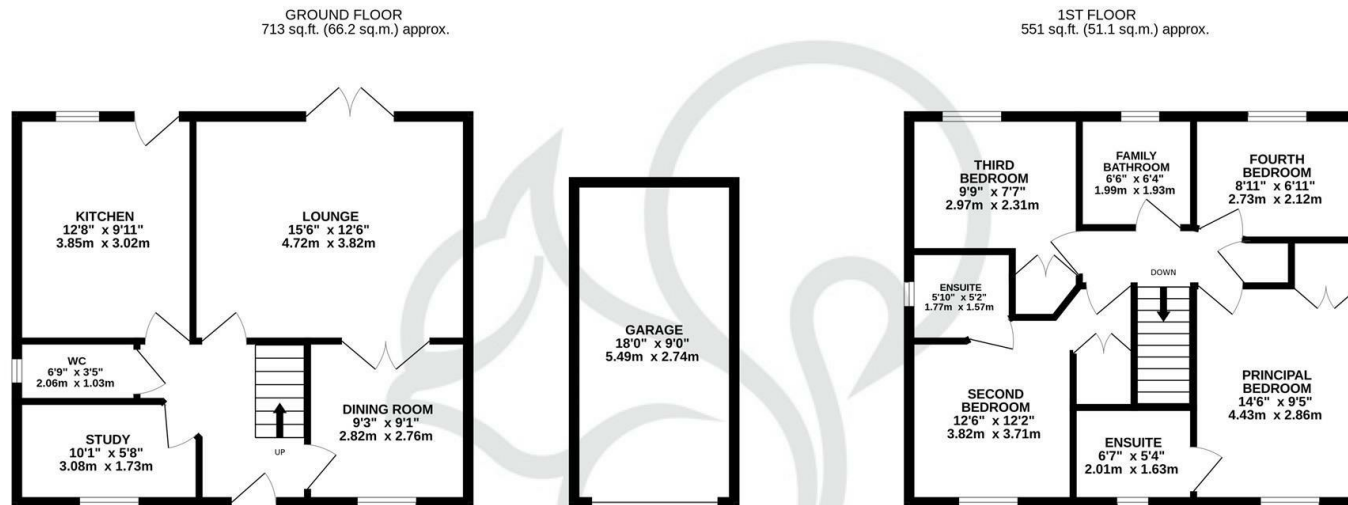
families to enjoy when entertaining guests. The living room at the rear is nicely presented and naturally bright with the benefit of double patio doors leading out to the garden. Also at the rear aspect is the kitchen which is contemporary in design with features that briefly include; tile effect flooring, patio door and window overlooking the garden, five ring gas hob, stone effect work surfaces, stainless steel sink and drainer unit, glass hob splash back, integrated dishwasher and a low level double oven. Completing the ground floor is a handy cloakroom.











TOTAL FLOOR AREA: 1263 sq.ft. (117.3 sq.m.) approx.

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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Local Authority:

Tenure:
Freehold

Council Tax Band:
D

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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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