

oakheart



£280,000

Offers In Excess Of  
Osprey Drive, Stowmarket

Located on the incredibly sought after Cedars Park development in the ever growing market Town of Stowmarket is this impressive three storey, three bedroom townhouse that is offered in impeccable condition!

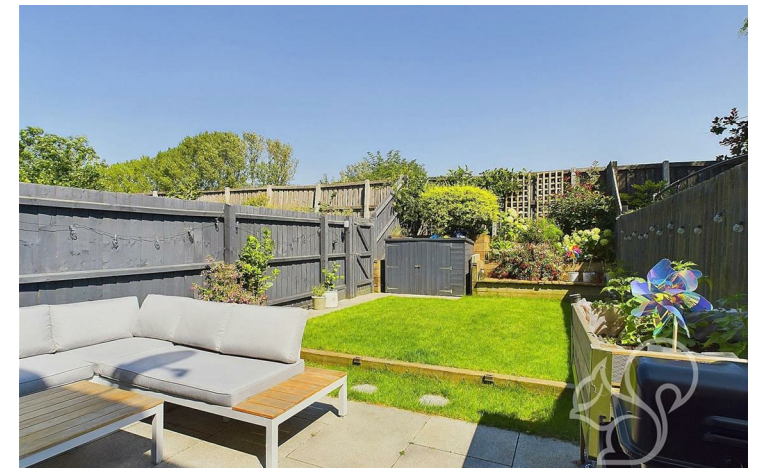
This attractive three bedroom property offers versatile, spacious and modern accommodation spanning over three storeys. It is a wonderful family home that is now ready for new occupiers to enjoy due to its 'turn key' condition. Upon entry a naturally light entrance hall furthers to the bay fronted kitchen./diner, downstairs cloakroom, carpeted stairs to the first floor and rear aspect

reception room. The kitchen is a beautiful example of thoughtful design and high specification finishing, it benefits shaker style units at eye and low levels, an integrated sink built into the Quartz work tops, a large five rings induction hob, two inset NEFF ovens, under counter lighting and integrated white goods. At the rear aspect the living room is a generous reception room for the family to enjoy with a feature panelled TV wall, patio doors to the garden and a glazed internal door to the hallway.

On the first floor there are three bedrooms that are serviced by a trendy modern bathroom. The third bedroom is nicely setup as a

study but could be the perfect nursery. The bathroom is striking with an impressive fully tiled finish that emulates slate stone. It is complete with plinth lighting, a bath with shower over, inset WC with concealed cistern and a wash hand basin. On the top floor of the property is the enviable Master bedroom suite that is finished in a royal navy colour, it is an expansive room which is further enhanced by fitted storage units and its own ensuite shower room!

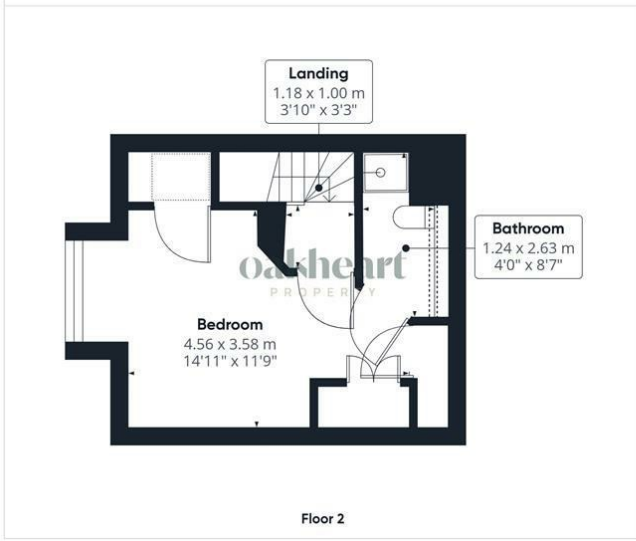
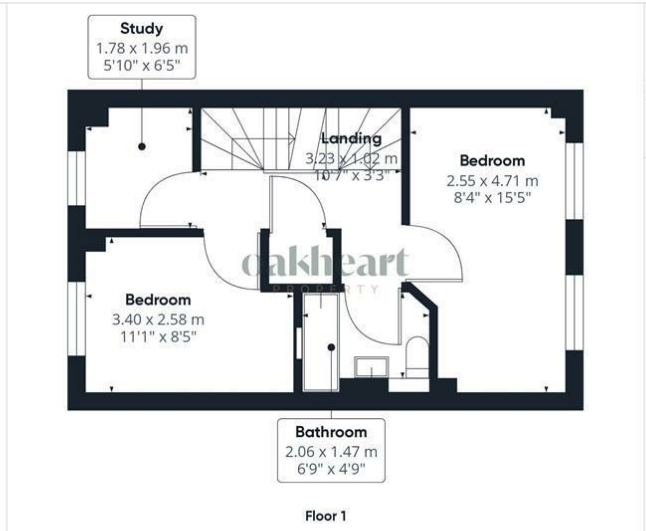
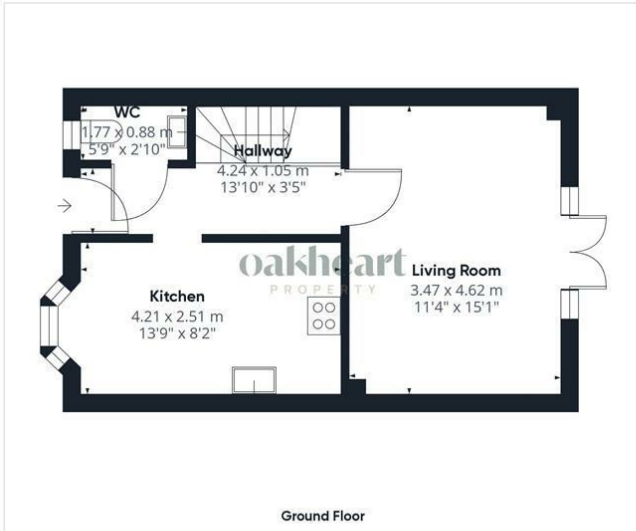
Completing this attractive family house is the private rear garden that is nicely landscaped to enjoy in the warmer summer months. It consists of a modern patio dining area off of the living room, a neat centralised lawn and a landscaped retained flowerbed at the rear.











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Approximate total area<sup>®</sup>  
87.27 m<sup>2</sup>  
939.37 ft<sup>2</sup>

Reduced headroom  
0.15 m<sup>2</sup>  
1.61 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Local Authority:**  
Mid Suffolk

**Tenure:**  
Freehold

**Council Tax Band:**  
C

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>79</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	

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.