

BUCKS

PROPERTY AGENTS



98 Osprey Drive, Stowmarket, IP14 5UX

Guide Price £275,000

- Four Bedrooms
- En Suite to The Master
- Generous Dressing Room
- Sealed Unit Double Glazing
- Gas Radiator Central Heating
- No Upward Chain
- Off Road Parking
- Cedars Park Development

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Bucks Property Agents are delighted to offer for sale this extremely well presented FOUR BEDROOM HOME situated on the popular Cedars Park Development. The property offers open aspect living over three floors and benefits from SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, EN SUITE to MASTER BEDROOM, SEPARATE DRESSING ROOM, DOWNSTAIRS CLOAKROOM, OFF ROAD PARKING and GENEROUS GARDEN. The property is sold with NO UPWARD CHAIN. Stowmarket itself offers many amenities including local businesses, schools, leisure centre, cinema, restaurants, major supermarkets, Railway Station with main rail links to London Liverpool Street, Bury St Edmunds, Norwich and Cambridge and easy access to the A14 corridor.

The agents would recommend an internal inspection at the earliest opportunity to appreciate this excellent accommodation on offer.

The accommodation on offer is as follows:



Council Tax Band: C



ENTRANCE HALL:

With understairs cupboard.

CLOAKROOM:

With window to front, low level WC, pedestal basin, tiled splashbacks and radiator.

SITTING ROOM:

With French doors to rear, two radiators and TV point.

KITCHEN/DINER:

With window to front, range of high and low level modern units, gas hob and double electric oven with extractor hood and fan. integrated dishwasher, washing machine and fridge and freezer. Boiler housed in cupboard and radiator.

FIRST FLOOR LANDING:

Airing cupboard that houses the lagged hot water cylinder.

BEDROOM TWO:

With window to front and radiator.

BEDROOM THREE:

With window to rear and radiator.

BEDROOM FOUR:

With window to rear and radiator.

FAMILY BATHROOM:

With window to front, bath with mixer tap and shower attachments, low level WC, pedestal basin, tiled splashbacks and radiator.

SECOND FLOOR:

MASTER BEDROOM:

With window to front, loft access and radiator. There is a generous walk in wardrobe off the master bedroom.

EN SUITE:

With Velux window, tiled splashbacks, shower in separate cubicle, low level WC, pedestal basin and radiator.

OUTSIDE:

To the front of the property there is a small driveway giving access to the front door. The rear garden is low maintenance with a shed and a rear gate gives access to two off road allotted car parking spaces.



Directions

Head north towards Tavern Street/B1115, take Gipping Way A/1308 to Navigation Approach. Turn right at the 1st cross street onto Station Rd W/B1115, turn right onto Gipping Way/A1308. Turn left onto Navigation Approach, at the roundabout take the 2nd exit onto Mortimer Rd. Turn right onto Tern Rd, continue onto Creting Rd W, turn left onto Osprey Drive where the property will be found.

Viewings

Viewings by arrangement only.
Call 01449614700 to make an appointment.

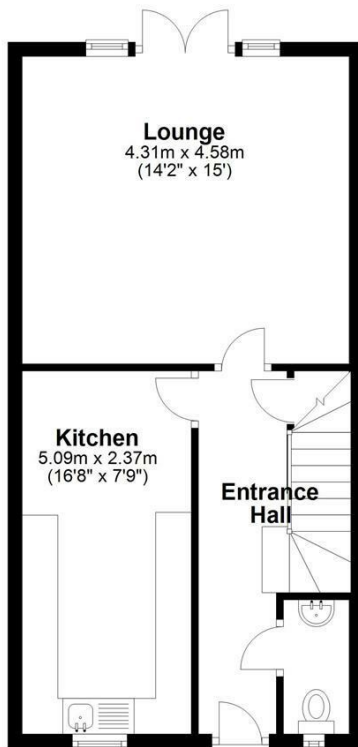
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		80	
(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	

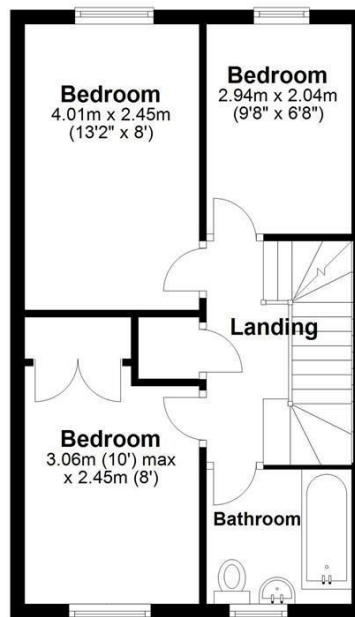
Ground Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



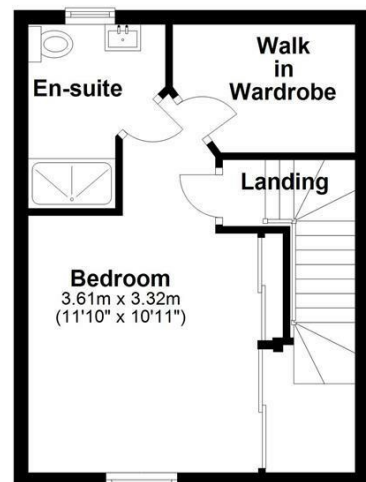
First Floor

Approx. 37.3 sq. metres (401.3 sq. feet)



Second Floor

Approx. 28.8 sq. metres (310.2 sq. feet)



Total area: approx. 109.7 sq. metres (1180.3 sq. feet)