

BUCKS

PROPERTY AGENTS



15 Swallow Drive, Stowmarket, IP14 5BY

Offers In Excess Of £400,000

- Detached Home
- En Suite to Master Bedroom
- Gas Radiator Central Heating
- Solar Panels
- Double Garage & Off Road Parking
- Four Double Bedrooms
- Sealed Unit Double Glazing
- Quite Location
- Cedars Park

15 Swallow Drive, Stowmarket IP14 5BY

Bucks Property Agents are delighted to offer for sale this immaculately presented FOUR BEDROOM DETACHED HOME located in quite location with no passing traffic on the popular CEDARS PARK DEVELOPMENT. The property boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, THREE RECEPTION ROOMS, UTILITY ROOM, FOUR BEDROOMS, EN SUITE to MASTER BEDROOM, SOLAR PANELS, DOUBLE GARAGE and off road parking.

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: D



Hallway:

With two windows to front, laminate style flooring, stairs to first floor, understairs cupboard and radiator.

Study:

With window to front and radiator.

Cloakroom:

With low level WC, basin in vanity unit, vinyl flooring and radiator.

Dining Room:

With window to front and radiator.

Sitting Room:

With window to side and French doors to rear, gas fire with wooden surround and marble hearth, TV point and two radiators.

Kitchen:

With window to rear, range of high and low level units, breakfast bar, stainless steel sink and drainer and tiled splashbacks. Integrated fridge freezer and dishwasher, space for range cooker with extractor hood and fan, boiler housed in cupboard and laminate style flooring.

Utility Room:

With door to outside, plumbing for washing machine, sink and drainer, low level units, worktops, tiled splashbacks, laminate style flooring and radiator.

First Floor Landing:

With shelved airing cupboard that houses the hot water tank and loft access.

Bedroom One:

With window to front, freestanding wardrobe to one wall and radiator.

En Suite:

With window to front, low level WC, shower in separate cubicle, pedestal basin, fully tiled walls, vinyl style flooring and radiator.

Bedroom Two:

With window to front, built in wardrobe and radiator.

Bedroom Three:

With window to rear and radiator.

Bedroom Four:

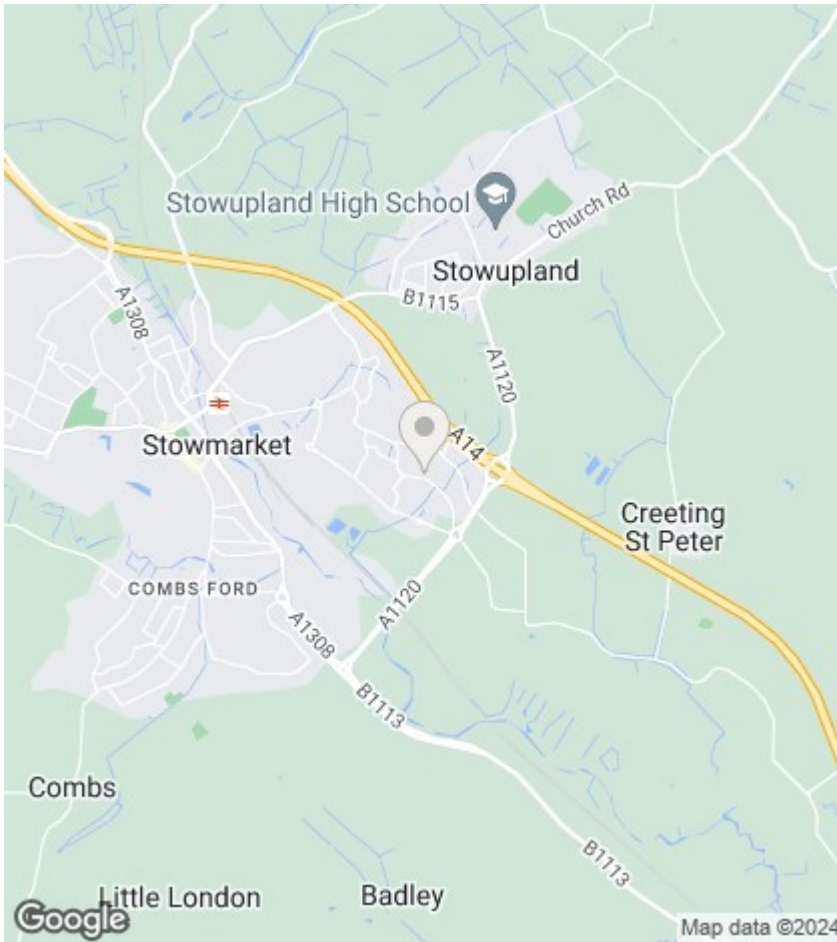
With window to rear, built in wardrobe and radiator.

Family Bathroom:

With window to rear, bath with shower over, pedestal basin, low level WC, tiled splashbacks, vinyl flooring and radiator.

Outside:

To the front of the property is decorative mini hedging, steps and pathway leading to the front door. There is a driveway providing off road parking leading to a double garage with two separate electric roller doors, power and light connected and personnel door to rear. A gate leads to the side of the property that features a shed, potting shed, mature shrubs, hedging and shingle. The rear garden comprise of lawn, mature shrubs and hedging, decking area, two patios, shingle and the garden is surrounded by fencing.



Directions

Head north on Market Pl towards Tavern St/B1115 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 Creeting Rd E Turn right onto Swift Dr Continue onto Kestrel Dr Cedars Link Road, Stowmarket Turn left onto Swallow Dr Destination will be on the right

Viewings

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

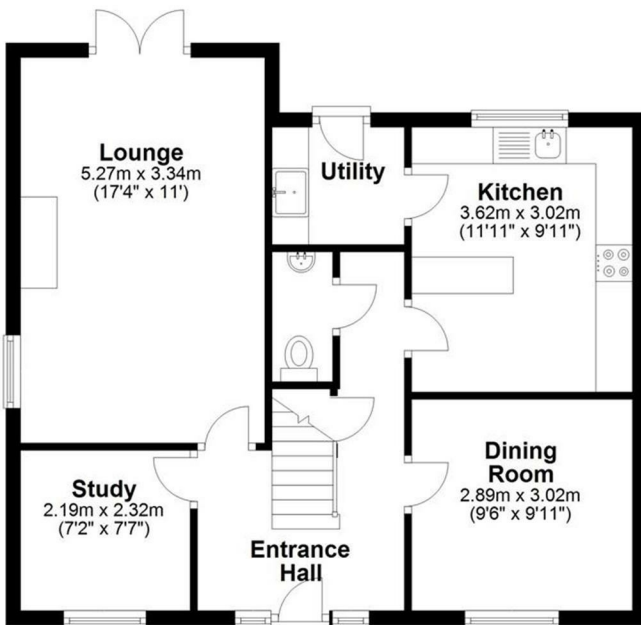
EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	88
(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. 58.6 sq. metres (630.8 sq. feet)



First Floor

Approx. 57.4 sq. metres (618.2 sq. feet)

