

BUCKS

PROPERTY AGENTS



57 Nightingale Close, Stowmarket, IP14 5QT

Offers Over £280,000

- Semi Link-Detached Home
- Sealed Unit Double Glazing
- Two Receptions Rooms
- Converted Garage to Utility Room and Further Kitchen
- Four Bedrooms
- Gas Radiator Central Heating
- One Off Road Parking Space
- Cedars Park Development

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Bucks Property Agents are delighted to offer for sale this FOUR BEDROOM SEMI DETACHED HOME located on the popular Cedars Park Development. The property benefits from SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, TWO RECEPTION ROOMS, CONVERTED GARAGE to UTILITY and further KITCHEN, EN SUITE to MASTER BEDROOM, DOWNSTAIRS CLOAKROOM 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: C



Hallway:

With tiled floor, stairs to first floor and understairs cupboard.

Cloakroom:

With window to side, low level WC, pedestal basin and laminate style floor.

Sitting Room:

15'1" x 10'0"

With window to front, TV point, wooden floor and two radiators. Door leading to:

Dining Room:

10'4" x 8'0"

With wooden floor, patio doors to rear and radiator.

Kitchen:

10'2" x 8'2"

With window to rear, range of high and low level units, tiled splashbacks, electric oven and gas hob with extractor hood and fan. Plumbing for dishwasher, space for fridge freezer, boiler housed in a cupboard, tiled floor and radiator.

Further Kitchen/Utility Room:

This room is the converted garage and is used as a bakery with range of high and low level units, work tops, tiled splashbacks, electric hob and oven with extractor hood and fan and vinyl flooring. Door leading to utility with plumbing for washing machine, space for tumble dryer and fridge freezer with vinyl flooring.

First Floor Landing:

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

Bedroom One:

12'9" x 9'10"

With window to front and radiator.

En Suite:

With window to side, low level WC, shower in separate cubicle, pedestal basin, 1/2 tiled walls and radiator.

Bedroom Two:

16'4" x 7'8"

With window to rear and radiator.

Bedroom Three:

9'8" x 9'6"

With window to front, loft access and two radiators.

Bedroom Four:

7'1" x 6'5"

With window to rear and radiator.

Bathroom:

With bath with shower over, low level WC, pedestal basin, shaving point, 1/2 tiled walls, vinyl flooring and radiator.

Outside:

To the front of the property is gravel and a block paving providing off road parking for one vehicle. The rear garden comprises of lawn, patio, large shed, raised borders, trees 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 Creting Rd E Turn right onto Swift Dr Continue onto Kestrel Dr Turn right onto Nightingale Cl 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			92
(81-91) B		86	
(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



First Floor