

# BUCKS

PROPERTY AGENTS



## 18 Shearwater Way, Stowmarket, IP14 5UG

Guide Price £375,000

- Cedars Park Development
- En Suite to Master Bedroom
- Sealed Unit Double Glazing
- Single Garage
- Vacant Possession
- Four Bedrooms
- Three Reception Rooms
- Gas Radiator Central Heating
- Off Road Parking
- No Upward Chain

# 18 Shearwater Way, Stowmarket IP14 5UG

Bucks Property Agents are delighted to offer for sale this FOUR BEDROOM DETACHED HOME located on the popular Cedars Park Development. The property is sold with the benefit of VACANT POSSESSION and NO UPWARD CHAIN and boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, THREE RECEPTION ROOMS, EN SUITE to MASTER BEDROOM, DOWNSTAIRS CLOAKROOM, UTILITY ROOM, SINGLE 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.



Council Tax Band: D



#### Hallway:

With under stairs cupboard and radiator.

#### Cloakroom:

With window to side, low level WC, pedestal basin, 1/2 tiled walls, fuse box and radiator.

#### Study:

With window to front and radiator.

#### Kitchen:

With window to rear, range of high and low level units, stainless steel sink and drainer and tiled splashbacks. Electric oven, gas hob with extractor hood and fan, plumbing for dishwasher, space for fridge freezer, tiled floor and radiator.

#### Utility Room:

With door to outside, stainless steel sink and drainer, plumbing for washing machine, tiled floor and tiled splashbacks, boiler housed in a cupboard and radiator.

#### Dining Room:

With window to front, radiator and double doors.

#### Sitting Room:

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

#### First Floor Landing:

With window to front, airing cupboard that houses the hot water tank and is shelved, loft access and radiator.

#### Bedroom One:

With window to rear, fitted wardrobe to one wall and radiator.

#### En Suite:

With window to side, double shower in separate cubicle, low level WC, basin in vanity unit, tiled splashbacks, shaving point and radiator.

#### Bedroom Two:

With window to rear and radiator.

#### Bedroom Three:

With window to front and radiator.

#### Bedroom Four:

With window to front and radiator.

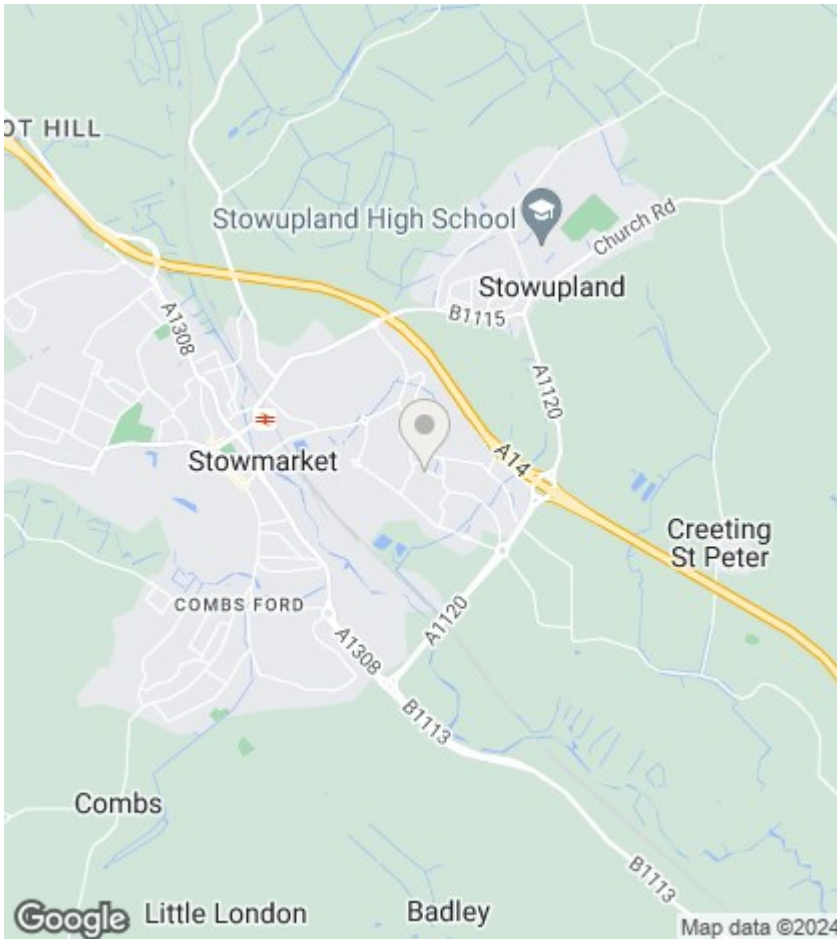
#### Bathroom:

With window to side, bath with mixer tap and

shower attachment, low level WC, pedestal basin, tiled splashbacks, shaving point and radiator.

#### Outside:

To the front of the property is a storm porch with steps leading to the front door and shrub borders. There is a driveway providing off road parking leading to a single garage with a remote control electric roller door, power and light connected and personnel door to side. The rear garden comprises of a patio area, mature shrubs and trees, lawn 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 Cormorant Dr Turn left onto Shearwater Way Turn right to stay on Shearwater Way Destination will be on the right

## Viewings

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

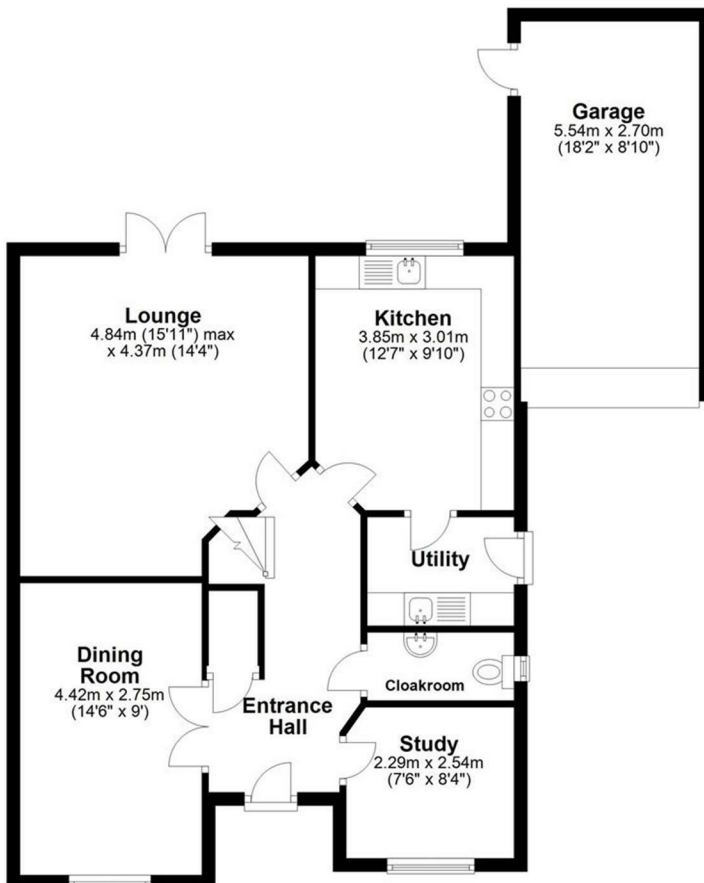
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>		<b>75</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	

### Ground Floor

Approx. 81.8 sq. metres (880.1 sq. feet)



### First Floor

Approx. 64.1 sq. metres (689.6 sq. feet)

