

BUCKS

PROPERTY AGENTS



40 Harrier Way, Stowmarket, IP14 5FQ

£370,000

- Detached Home
- En Suite to Master Bedroom
- Gas Radiator Central Heating
- Downstairs Cloakroom
- Cedars Park Development
- Four Double Bedrooms
- Sealed Unit Double Glazing
- Extended Kitchen/Diner
- Off Road Parking

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Bucks Property Agents are delighted to offer for sale this well presented spacious FOUR BEDROOM HOME located on the popular Cedars Park Development. The property boasts FOUR "DOUBLE" BEDROOMS, EN SUITE to MASTER BEDROOM, SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, DOWNSTAIRS CLOAKROOM, LARGE KITCHEN/DINER extending into what was the 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 solid oak flooring, stairs to first floor with understairs cupboard and radiator.

Cloakroom:

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

Sitting Room:

With window to front, TV point, wall hung electric fire and radiator.

Kitchen/Diner:

This is a spacious room due to the conversion of the garage with window to rear, patio doors to rear and door to outside. Range of high and low level units with quartz worktops and matching splashbacks with sink and drainer. Two single ovens at eye level, five burner gas hob with extractor hood and fan, plumbing for washing machine, space for American fridge freezer, boiler housed in a cupboard, polyflor flooring and full length radiator.

First Floor Landing:

With airing cupboard that houses the hot water tank and loft access, the loft has been boarded with a pull down ladder.

Bedroom One:

With window to rear, built in double wardrobe and radiator.

En Suite:

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

Bedroom Two:

With window to front and radiator.

Bedroom Three:

With window to front and to the rear, electric heater, radiator and loft access.

Bedroom Four:

With window to front and radiator.

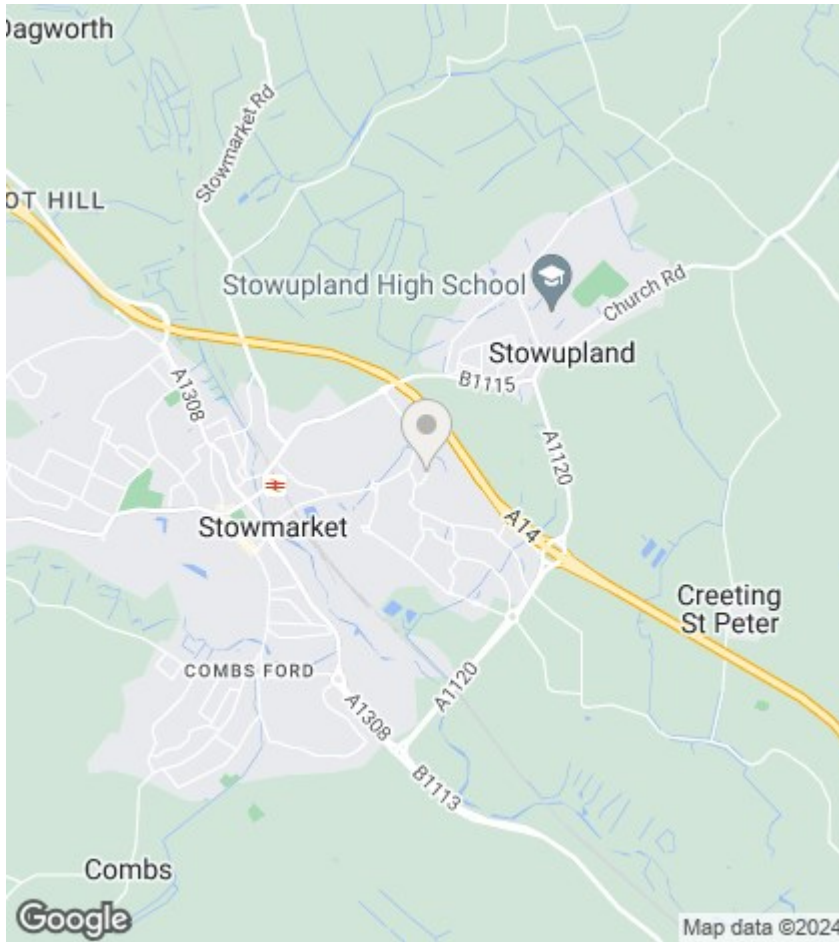
Bathroom:

With window to rear, bath with rainfall shower over, low level WC, pedestal basin, shaving point and tiled splashbacks.

Outside:

To the front of the property are decorative shale areas with shrubs and tree. A driveway provides off

road parking for one vehicle. A side gate leads to the rear garden that comprises of lawn, patio area, pergola, decking, shrub borders, trees and there is a large shed to the side with power and light connected and the garden is surrounded by wall and 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 left onto Harrier Way Destination will be on the left

Viewings

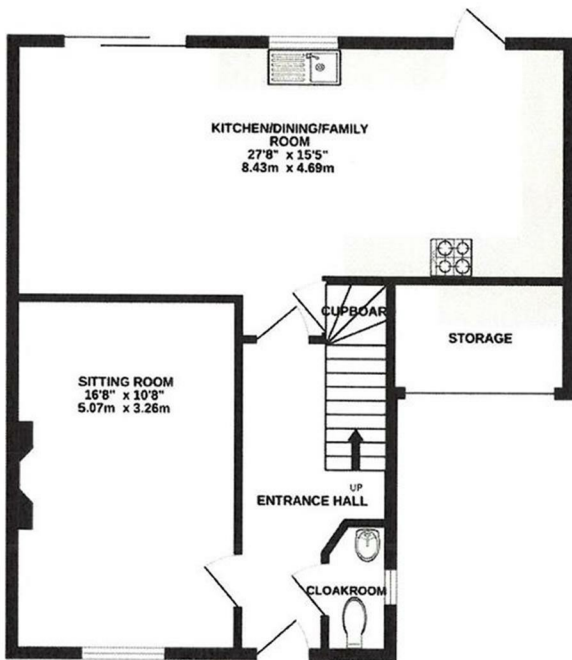
Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

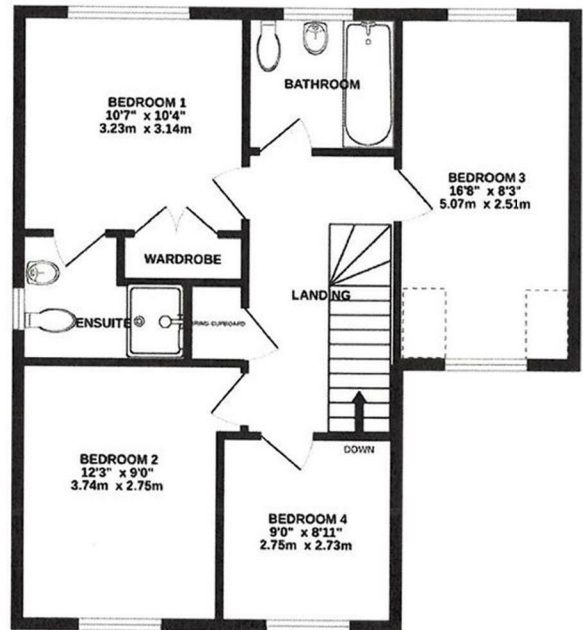
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee