

BUCKS

PROPERTY AGENTS



17 Eagle Close, Stowmarket, IP14 5GY

Offers Over £260,000

- Semi Detached Home
- Downstairs Cloakroom
- Gas Radiator Central Heating
- Off Road Parking & Single Garage
- Cedars Park Development
- Three Bedrooms
- En Suite to Master Bedroom
- Sealed Unit Double Glazing
- South East Facing Rear Garden

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Bucks Property Agents are delighted to offer for sale this THREE BEDROOM SEMI DETACHED property located in the popular Cedars Park Development. The property boasts SEALED UNIT DOUBLE GLAZING, GAS RADIATOR CENTRAL HEATING, DOWNSTAIRS CLOAKROOM, EN SUITE to MASTER BEDROOM, SOUTH EAST FACING REAR GARDEN, 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.

The accommodation on offer is as follows:



Council Tax Band: C



Hallway:

With laminate style flooring, stairs to first floor, understairs storage and radiator.

Cloakroom:

With low level WC, pedestal basin and radiator.

Sitting Room:

With window front, TV point and radiator.

Kitchen/Diner:

With window to rear and French door leading to garden. Range of high and low level units, stainless steel sink and drainer, matching worktops and splashbacks, electric oven, and gas hob with extractor hood and fan, plumbing for washing machine and dishwasher and integrated fridge freezer. Laminate style flooring and radiator.

First Floor Landing:

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

Bedroom One:

With window to rear, built in wardrobe with glass sliding doors and radiator.

En Suite:

With corner shower in separate cubicle, low level WC, basin in vanity unit, vinyl flooring, fully tiled walls and heated towel rail.

Bedroom Two:

With window to front and radiator.

Bedroom Three:

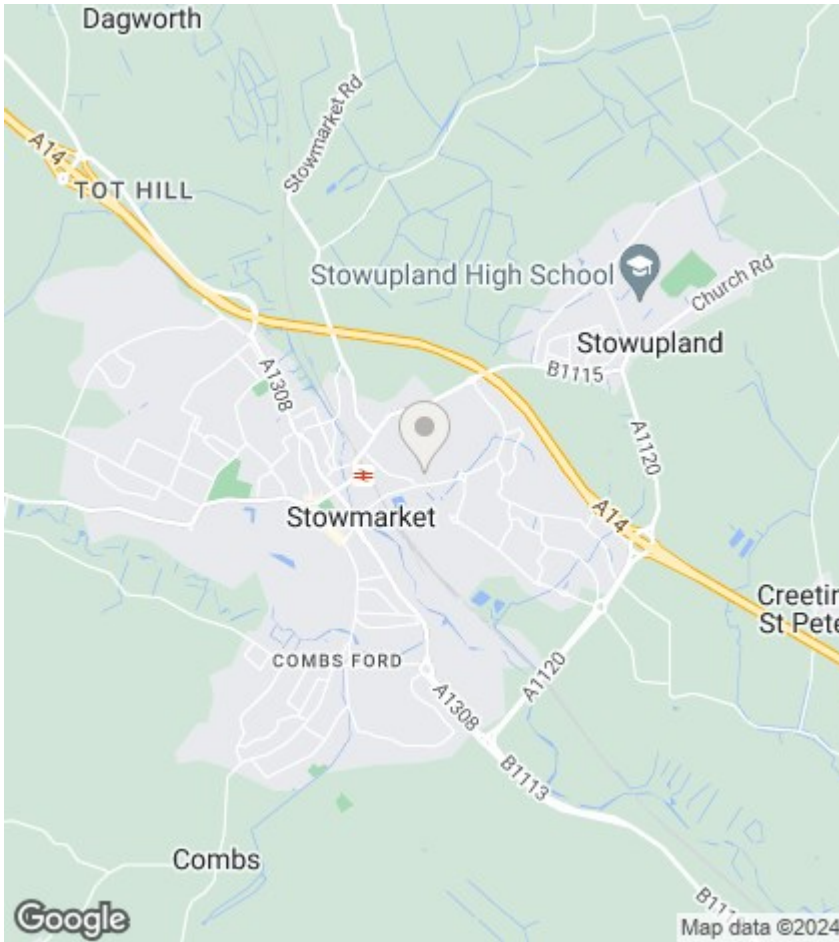
With window to rear and radiator.

Bathroom:

With window to front, bath with shower over, pedestal basin, low level WC, extensively tiled walls and vinyl flooring.

Outside:

To the front of the property are decorative pebbles either side of a pathway leading to the front door. A side gate leads to the rear garden that is south east facing and comprises of raised decking seating area, patio area, artificial grass and the garden is surrounded by fencing. There is a single garage with up and over door and one off road parking space to the rear of the property.



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 1st exit onto Phoenix Way Turn left onto Wagtail Dr Turn left onto Skylark Way Continue straight to stay on Skylark Way Turn right onto Partridge Cl Turn left onto Eagle Cl Destination will be on the left

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		76	
(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	

