

# BUCKS

PROPERTY AGENTS



Holly Corner Creting Road East, Stowmarket, IP14 5BT

Guide Price £390,000

- Detached Home
- Gas Radiator Central Heating with Intelligent Programmer
- Kitchen/Diner
- En Suite to Master Bedroom
- Off Road Parking
- Prominent Position
- Thermal Insulation to Floors, Walls and Lofts
- Four Double Bedrooms
- Two Reception Rooms
- \*\*\*NO UPWARD CHAIN\*\*\*



# Holly Corner Creting Road East, Stowmarket IP14 5BT

Bucks Property Agents are delighted to offer for sale this immaculately presented spacious **FOUR BEDROOM DETACHED HOME** on a prominent corner position in a desirable area of Stowmarket, close to a junior school and play park. The property benefits from **\*\*\*NO UPWARD CHAIN\*\*\***

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: E



### Hallway:

With stairs to first floor, oak banister, illuminated under-stairs storage cupboard, Karndean flooring and radiator.

### Cloakroom:

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

### Sitting Room:

With window to front, two full length windows with French doors to rear. Wall-hung remote controlled gas fire, satellite TV point and two radiators. Fibre internet connection.

### Dining Room:

With window to the front and side and radiator.

### Kitchen/Diner:

With two windows to side and French doors to rear. Range of high and low level units, granite worktops with splashbacks, sink, space for range cooker, extractor hood and fan, space for American fridge freezer, integrated dishwasher, water softener, boiler housed in a cupboard, tiled floor and radiator. There is also an air-conditioning and heating unit.

### Utility:

With window to side, cupboard, sink and drainer, plumbing for washing machine, space for tumble dryer, shelves, tiled floor and radiator.

### First Floor Landing:

With two windows to rear, radiator, a shelved airing cupboard which houses a Megaflo hot water tank, two drop down ladders providing access to boarded and shelved lofts.

### Bedroom One:

With two windows to front, two built in double wardrobes and radiator.

### En Suite:

With double shower, pedestal basin, low level WC, shaver point, heated mirror and heated towel rail, 1/2 tiled walls and tiled floor.

### Bedroom Two:

With window to rear, window to side and radiator.

### Bedroom Three:

With window to front, built in wardrobe to one wall with mirrored sliding doors and storage cupboard over the stairs.

### Bedroom Four:

With window to rear and radiator.

### Bathroom:

With window to side, P bath with shower and glass screen, pedestal basin, low level WC with concealed cistern, shaver point, heated mirror, tiled floor, extensively tiled walls and heated towel rail.

### Outside:

To the front of the property is a grass area with a tree, shrubs, railings and gate to the pavement. The side is landscaped with a decorative red granite area. There is a single garage with an access ladder to the boarded loft, extensive shelving, an up and over door, power and light connected and personnel door to side. A large wooden shed on a concrete base has power and light connected. The rear, fenced garden, is landscaped, comprising of lawn, mature shrubs, Indian sandstone patios, water feature, garden tap, external electric sockets and greenhouse. A gate provides access to the rear.

### Security:

A multi sensor burglar alarm is fitted and three CCTV cameras.



## 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 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) A			
(81-91) B			84
(69-80) C		70	
(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 floor plan 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 as to their operability or efficiency can be given.  
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