

# BUCKS

PROPERTY AGENTS



21 Fieldfare Close, Stowmarket, IP14 5UJ

Offers In The Region Of £450,000

- Immaculately Presented Detached Home
- En Suite & Dressing Area to Master Bedroom
- Windows with Shutter Blinds Throughout
- Double Garage & Ample Off Road Parking
- Modern Kitchen/Breakfast/Diner
- Four Double Bedroom Rooms
- Karndean Flooring Throughout
- Gas Radiator Central Heating
- Three Reception Rooms
- \*\*\*No Upward Chain \*\*\*

# 21 Fieldfare Close, Stowmarket IP14 5UJ

Bucks Property Agents are delighted to offer for sale this stunning spacious FOUR BEDROOM DETACHED HOME located in a desirable area of Stowmarket. The immaculate condition of the home ensures that you can move in hassle-free and boasts THREE RECEPTION ROOMS, DOWNSTAIRS CLOAKROOM, MODERN KITCHEN/BREAKFAST/DINING ROOM, UTILITY ROOM, EN SUITE & DRESSING AREA to MASTER BEDROOM, DOUBLE GARAGE, AMPLE OFF ROAD PARKING and SECLUDED REAR GARDEN. The property is sold with the added benefit of \*\*\*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 window to front, karndean flooring, understairs cupboard and radiator.

#### Cloakroom:

With window to front, low level WC, basin in corner vanity unit, karndean flooring and radiator.

#### Sung:

12'8 x 10'4 (excluding recess)

With bay window to front, karndean flooring and radiator.

#### Living Room:

16'6 x 12'6

A light and airy room with French doors to rear and two full length windows to rear, electric built in fireplace, TV point, karndean flooring and radiator.

#### Kitchen/Breakfast/Dining Room:

18'6 x 11'5

The kitchen is a modern space finished to a high specification with a range of high and low level units, quartz worktops and splashbacks, stainless steel butler sink and breakfast bar with storage. Electric double oven at eye level side by side, induction hob with extractor hood and fan with a light over, built in double fridge freezer, built in dishwasher, water softener, karndean flooring and radiator. There are French doors to the rear leading on to the garden and a further window to rear.

#### Utility Room:

5'7 x 5'6

With door to outside, range of high and low level units with quartz worktops, stainless steel sink and drainer, integrated washing machine, karndean flooring and radiator.

#### Study:

10'3 x 9'4

With bay window to front, karndean flooring and radiator.

#### First Floor Landing:

With window to front, shelved airing cupboard that houses the boiler, loft access with a pull down loft ladder leading to a floor boarded loft space with power and light.

#### Master Bedroom:

13'2 x 10'5

With window to front and window to side and radiator. There is a separate dressing room with fitted wardrobes to either side. This leads to the:-

#### En Suite:

With window to rear, double shower in separate cubicle, basin in vanity unit, low level WC, fully tiled walls, karndean flooring and radiator.

#### Bedroom Two:

12'7 x 11'1

With window to front, fitted wardrobes to one wall and radiator.

#### Bedroom Three:

12 x 8'2

With window to rear and radiator.

#### Bedroom Four:

8'6 x 7'7

With window to rear and radiator.

#### Bathroom:

With window to rear, shower in separate cubicle, bath with mixer tap and shower attachment, basin in vanity unit, low level WC, fully tiled walls, heated towel rail and karndean flooring.

#### Outside:

To the front of the property are steps leading to the front door a brick paved driveway provides off road parking for upto three vehicles with decorative shingle, shrubs and wall with wrought iron fence. A rear gate leads to the secluded rear garden perfect for entertaining with a pergola, patio area, lawn, shrubs and the garden is surrounded by a wall. To the rear of the garden is a summer house an ideal space for a home office with power and light connected. There is a double garage to the side of the property with up and over doors, power and light connected and personnel door to rear with parking to the front.

Garage - 19'4 x 19'

Summer House - 10'3 x 10'2



### Directions

Head north on Market Pl 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 3rd exit onto Gun Cotton Way At the roundabout, take the 1st exit and stay on Gun Cotton Way Go through 1 roundabout At the roundabout, take the 1st exit onto Cormorant Dr Turn left onto Fieldfare Cl Continue straight to stay on Fieldfare Cl Destination will be on the left

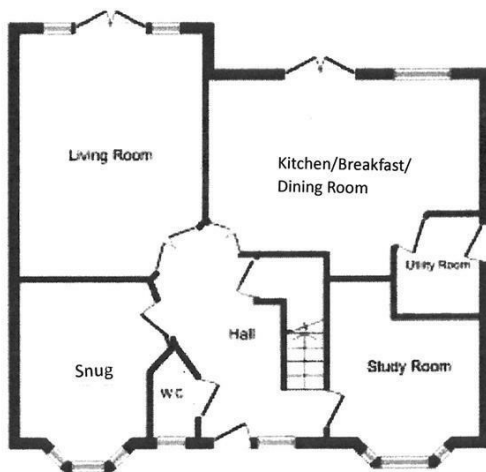
### Viewings

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

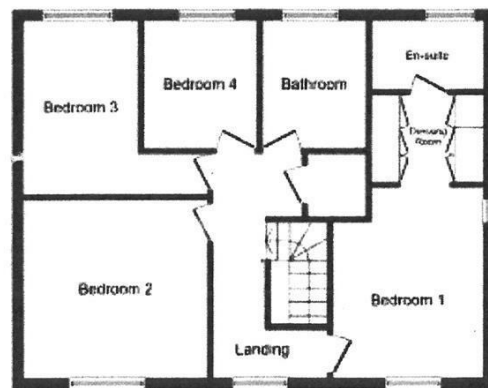
### EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>		<b>76</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			
England & Wales		EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**