

BUCKS

PROPERTY AGENTS



25 Avocet Gardens, Stowmarket, IP14 5UF

Price £325,000

- Four Bedrooms
- En-Suite to Master Bedroom
- Gas Radiator Central Heating
- Single Garage
- Private Rear Garden
- Detached House
- Cloakroom on Ground Floor
- Sealed Unit Double Glazing
- Off Road Parking for One Vehicle
- Close to Local Amenities

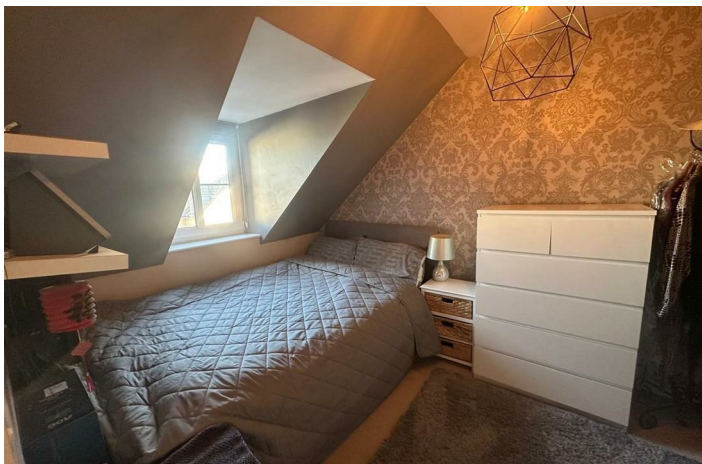
25 Avocet Gardens, Stowmarket IP14 5UF

Nestled in the charming area of Avocet Gardens, Stowmarket, this delightful detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two well-appointed reception rooms provide ample space for relaxation and entertaining, ensuring that there is room for everyone to enjoy. The patio doors lead directly to the garden, creating a seamless transition between indoor and outdoor living. This outdoor space is perfect for summer gatherings or simply enjoying a quiet moment in the fresh air. The house features two bathrooms, making morning routines a breeze for busy households. The well-designed layout allows for both privacy and togetherness, catering to the needs of family life. The kitchen is conveniently located, providing easy access to the dining areas and the lovely garden. Outside, the property boasts a single garage and off-road parking for one additional vehicle, ensuring that parking is never a concern.

Avocet Gardens is a peaceful neighbourhood within Stowmarket offering something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich. This detached house is not just a property; it is a place where memories can be made. With its generous living space and thoughtful features, it presents an excellent opportunity for those looking to settle in Stowmarket. Do not miss the chance to make this wonderful house your new home.



Council Tax Band: D



Hallway

Consisting of stairs to the first floor with understairs cupboard, laminate flooring and radiator.

Cloakroom

With window to side, low level W/C, pedestal basin, half tiled walls and radiator.

Sitting Room

With window to front, laminate flooring, feature electric fire with mango wood surround and wooden hearth, TV point and radiator.

Kitchen

With window to rear, range of high and low level units, stainless steel sink and drainer, tiled splashbacks, gas hob with extractor hood and fan, Bosch electric oven, space for fridge freezer, plumbing for washing machine, tiled floor and cupboard housing the boiler.

Dining Room

With double doors leading from sitting room, laminate flooring, patio doors leading to rear ideal for open plan indoor/outdoor dining also flooding the room with natural light and radiator.

Landing on First Floor

With shelved airing cupboard housing hot water tank and loft access.

Bedroom One

With window to front, built-in wardrobes and radiator.

En-Suite

With window to side, slate flooring, double shower cubicle, low level W/C, pedestal basin, tiled splashbacks, shaver point and radiator.

Bedroom Two

With window to front, loft access and radiator.

Bedroom Three

With window to rear and radiator.

Bedroom Four

With window to rear and radiator.

Bathroom

With window to side, bath with mixer tap and shower attachment, low level W/C, pedestal basin, tiled splashbacks, shaver point and radiator.

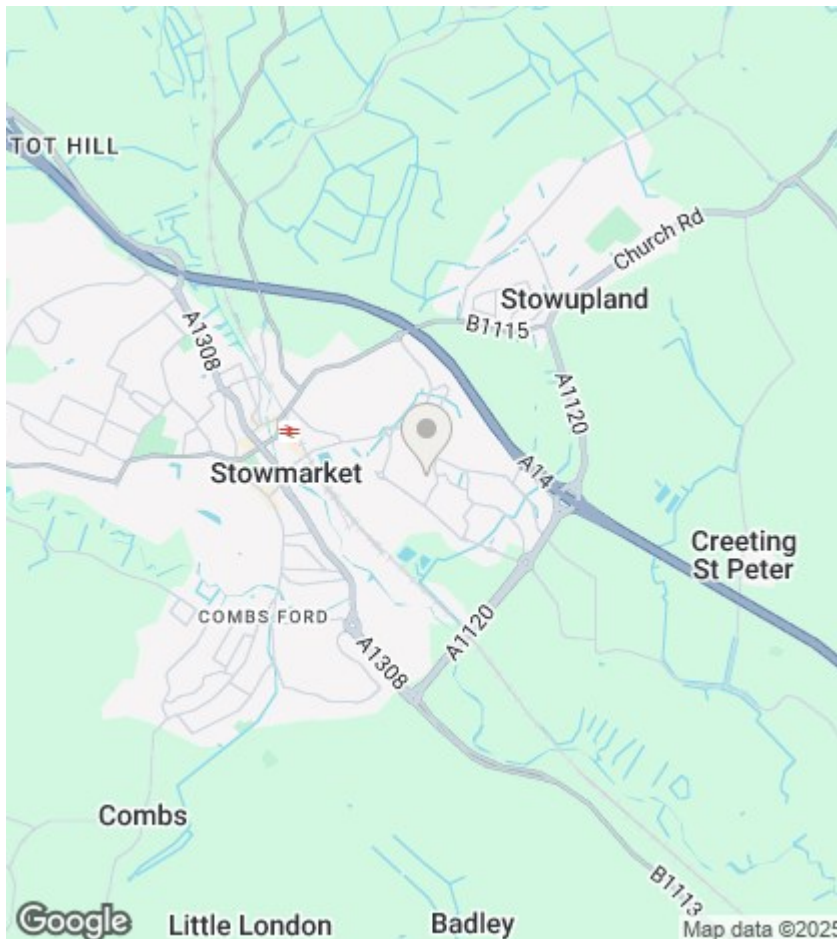
Outside

To the front of the property is a pathway leading to

the front door with hedging and mature shrubs. A driveway provides off road parking for one vehicle, leading to a single garage with up and over door power and light connected. The garden offers privacy and seclusion comprises of a patio area ideal for outside entertaining, lawn, mature shrubs, trees.

Agent Note

Infra red sauna which is available by separate negotiation if interested.



Directions

Start: Market Pl, Stowmarket IP14 1DT, UK
 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 Creeting Rd
 E Turn right onto Cormorant Dr Turn right
 onto Avocet Gardens Turn left to stay on
 Avocet Gardens Destination will be on the right
 Arrive: Avocet Gardens. Stowmarket IP14 5UF.

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		88
(81-91) B		
(69-80) C	74	
(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	

Floorplans

Master Floorplan Image



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com