

# BUCKS

PROPERTY AGENTS



10 Redwing Drive, Stowmarket, IP14 5FN

Price £325,000

- Three Double Bedrooms
- Corner Plot
- En-Suite To Master Bedroom
- UPVC Windows
- Combi Boiler Two Years Old
- Detached House
- Two Reception Rooms
- Utility Room
- Gas Radiator Central Heating
- Single Garage and Off Road Parking with Electric Vehicle Charger



# 10 Redwing Drive, Stowmarket IP14 5FN

Located in the desirable cul-de-sac area of Redwing Drive, Stowmarket, this charming detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families or those seeking extra space. The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests with French doors within the sitting room leading to the rear garden with covered patio area. The cloakroom adds an extra touch of practicality, while the utility room enhances the functionality of the home, making laundry days a breeze. Set on a corner plot, the property benefits from a generous outdoor space, perfect for enjoying the fresh air or for children to play. Parking is a breeze with space for two vehicles, including a single garage and additional off-road parking for one vehicle including electric vehicle charger. The modern combi boiler ensures efficient heating and hot water, fitted two years ago and has eight years warranty remaining contributing to a comfortable living environment throughout the year.

This delightful home is not only well-appointed but also conveniently located, making it an excellent choice for those looking to settle in a friendly community 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. With its appealing features and practical layout, this property is sure to attract interest. Don't miss the opportunity to make this lovely house your new home.



Council Tax Band: C



### Entrance Hall

With stairs leading to first floor, laminate floor and radiator.

### Sitting Room

With window to front and French doors leading to rear garden ideal for indoor/outdoor entertaining additionally illuminating the room with natural light, TV point, laminate floor and two radiators.

### Dining Room

With window to front, laminate floor and radiator.

### Kitchen

With window to side, range of high gloss modern high and low units, granite sink and drainer, tiled splashbacks, gas hob with extractor fan, electric double oven, water softener, space for fridge freezer and plumbing for dishwasher.

### Utility Room

With door leading to outside, range of high gloss modern high and low units, plumbing for washing machine, space for tumble dryer and tiled splashbacks.

### Cloakroom

With window to side, low level W/C, basin in vanity unit and radiator.

### First Floor Landing

With window to rear, airing cupboard housing Combi boiler, loft access to part boarded loft with loft ladder and radiator.

### Bedroom One

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

### En-Suite

With window to front, corner shower cubicle, low level W/C, basin in vanity unit, 1/2 tiled walls, fitted storage, heated mirror with light, laminate floor and radiator.

### Bedroom Two

With window to front, fitted double wardrobe with glass sliding doors and radiator.

### Bedroom Three

With window to front, built-in double wardrobe and radiator.

### Bathroom

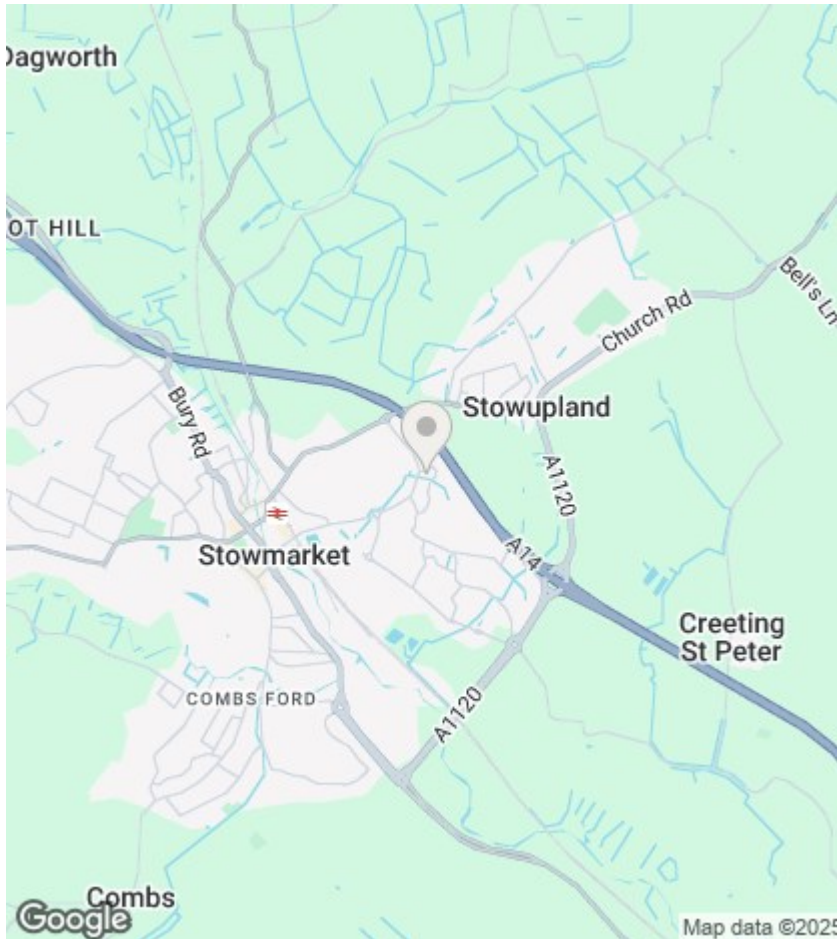
With window to rear, bath with shower over, low

level W/C, basin in vanity unit, shaver point, vinyl floor and radiator.

### Outside

To the side of the property are paving stones leading to the front door, raised sleepers with slate and shrubs, bin storage and additionally a single garage with up and over door and personnel door to side. To the rear of the property with access through side gate is a rear garden comprising of circular covered patio area ideal for outside entertaining, lawn, raised decking, trees and shrubs, fish pond and for privacy and seclusion is fenced all around.





## Directions

Market Place, 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 Redwing Dr Destination will be on the right Arrive: Redwing Drive, Stowmarket IP14 5FN, UK

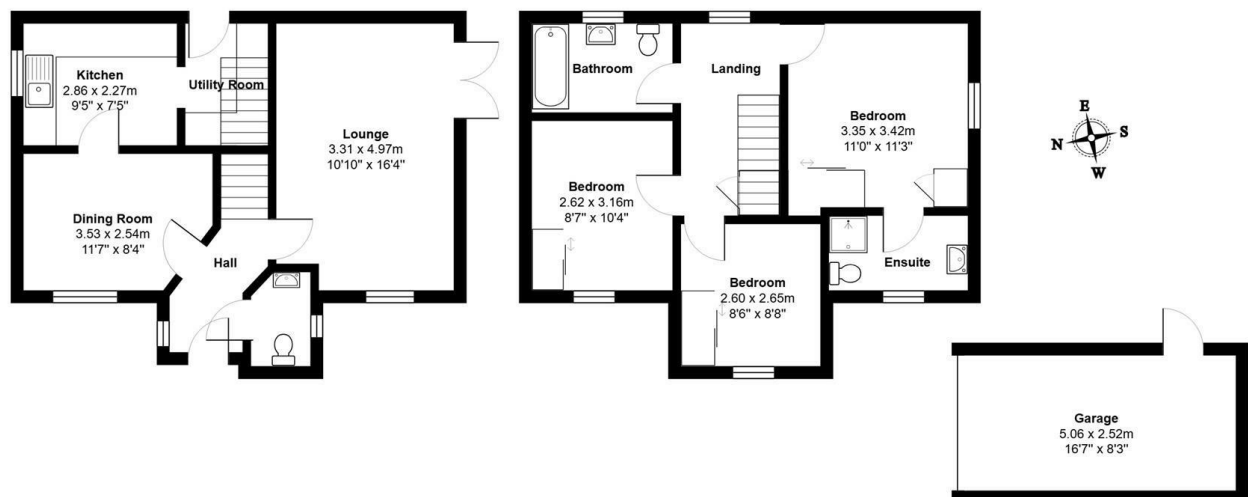
## Viewings

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>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	77	
(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



Total Area: 100.1 m<sup>2</sup> ... 1077 ft<sup>2</sup>