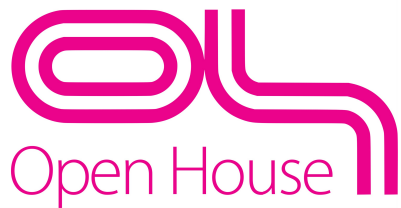


Osprey Drive, Stowmarket, IP14 5UX

Price Guide £285,000



DRAFT DETAILS

Osprey Drive, Stowmarket, IP14 5UX

Price Guide £285,000

We are pleased to present: A well presented modern link-detached house, with quality specification, built in 2013 by Crest Nicholson, on the edge of Cedars Park, convenient for the A14. Hall, Cloakroom, Lounge, Re-fitted Kitchen/Dining Room, 3 Bedrooms - 1 En-Suite, Family Bathroom, Garage, Parking, Front & Generous Rear Garden, VIEW ASAP.

DESCRIPTION

This well presented property was built, we understand in 2013 by the renowned developers, Crest Nicholson, and presents with brick and rendered elevations and a tiled roof. This property features a quality specification, with a re-fitted Kitchen with Bosch appliances, oak finish internal doors, and a generous garden. Being located on the edge of Cedars Park, at the eastern side of Stowmarket, and convenient for the A14, this home would suit a family, or investment purchaser, and therefore, we recommend viewing at the earliest opportunity.

DIRECTIONS

From the town centre, proceed along Gipping Way and at the traffic lights, turn left into Navigation Approach, signposted towards Cedars Park. Continue along and at the roundabout, go straight over into Mortimer Road. Turn right into Creeping Road East, and continue along towards the end. Turn left into Osprey Drive, and continue along, bearing round to the right, where the property is located on the left.

HALL

Approached via an outer canopy with UPVC part glazed panelled front door. Karndean tile-effect vinyl floor, stairs to first floor, with understairs storage cupboard, telephone point, consumer unit, radiator.



CLOAKROOM

Modern quality white suite comprising wc, wall mounted wash basin with mixer tap, tiled splashbacks, Karndean tile-effect vinyl floor, extractor fan, radiator, UPVC frosted window to front.

LOUNGE 15'1" X 11'5" (4.60M X 3.48M)

TV point, telephone point, downlights, radiator, UPVC glazed double doors with side windows to rear garden.

KITCHEN/DINING ROOM 13'11" + BAY X 8'0" (4.24M + BAY X 2.44M)

Re-fitted with range of modern oak finish base and wall mounted units, work surfaces and matching splashback upstands, inset 1 1/2 bowl stainless steel sink unit with 'Swan-neck' style mixer tap, inset Bosch gas hob with stainless steel splashguard and cooker hood over, built-in Bosch electric oven/grill, integrated Bosch dishwasher, integrated Bosch washing machine, integrated Bosch fridge/freezer, downlights, LED concealed lighting, Karndean tile-effect vinyl floor, radiator, UPVC bay window to front.

FIRST FLOOR LANDING

Built-in airing cupboard housing wall mounted gas boiler with pressurised system, access to loft space with light, radiator.

BEDROOM 1 9'2" INC TO 12'8" X 8'1" (2.79M INC TO 3.86M X 2.46M)

L-shaped room. Maximum measurements. Built-in double wardrobe, TV point, radiator, UPVC window to rear.

EN-SUITE 4'8" + SHOWER DEPTH X 4'0" (1.42M + SHOWER DEPTH X 1.22M)

Modern quality white suite comprising tiled shower enclosure with shower controls with both fixed and flexi-heads, wc with concealed cistern, wall mounted wash basin with mixer tap, tiled splashbacks, Karndean tile-effect vinyl floor, shaver point, LED downlights, radiator, extractor fan.

BEDROOM 2 8'6" INC TO 10'7" X 8'2" (2.59M INC TO 3.23M X 2.49M)

L-shaped room. Maximum measurements. Radiator, UPVC window to front.

BEDROOM 3 8'8" X 6'7" (2.64M X 2.01M)

Radiator, UPVC window to rear.

BATHROOM 6'6" X 5'6" (1.98M X 1.68M)

Modern quality white suite comprising enamel bath with mixer shower attachment, wc with concealed cistern, wall mounted wash basin with mixer tap, tiled splashbacks, Karndean tile-effect vinyl floor, shaver point, downlights, extractor fan, radiator, UPVC frosted window to front.

OUTSIDE 18'11" X 9'6"

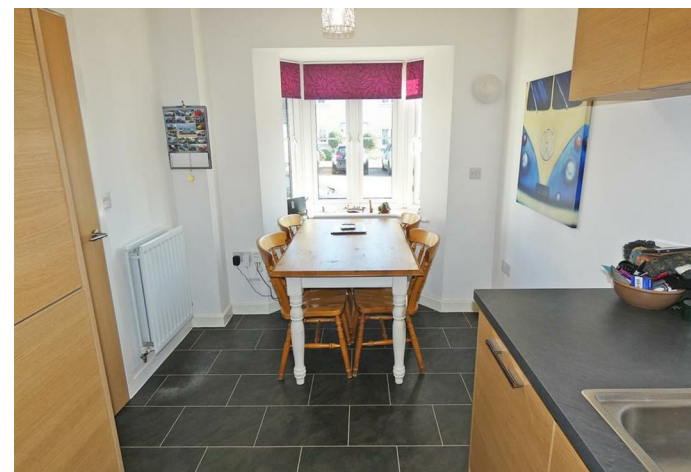
To the front the open-plan garden is laid to herbaceous beds, with a paved pathway to the front door. A block paved driveway provides vehicular standing for one car and leads to a GARAGE: 18'11" x 9'6" (5.77m x 2.90m), with up and over style door, power and light connected, eaves storage, and personal door to the side. There is also a good provision of resident's and visitor's communal parking areas, in the immediate area. The good size rear garden is enclosed by fencing, being laid principally to lawn with paved patio area, shingle and slate chipping beds, a METAL SHED, and outside water tap.

AGENT'S NOTE: One benefit of this particular area, being more established, is that we understand there are no annual maintenance and management charges, unlike many newer developments.

AGENT'S NOTE: The vendor has informed us that mains gas, water, electricity and drainage are connected. The council tax band is understood to be Band C.

STOWMARKET & AREA

Stowmarket is a town with many amenities, including good shopping facilities with a twice weekly market,





various supermarkets, independent traders and national chains. In addition, there are many pubs and restaurants, primary and secondary schools, leisure centre, cinema, churches and medical centre.

For commuters, Stowmarket Station is convenient and offers a mainline rail link to London's Liverpool Street, in about 90 minutes.

The A14 is within easy reach, giving access to Ipswich, Felixstowe, the east coast and the A12 to Colchester, Chelmsford and London, to the east, and Bury St Edmunds, Newmarket, Cambridge and the Midlands to the west, with Stansted Airport and London also accessed via the M11.

BURY ST EDMUNDS & AREA

Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in

2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

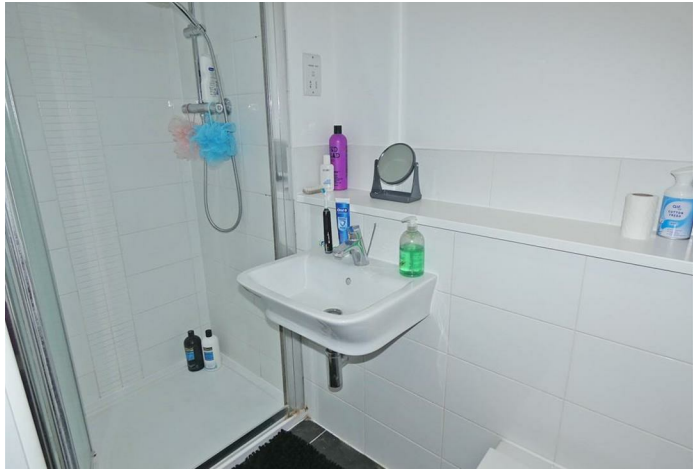
TRANSPORT LINKS

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

OFCOM BROADBAND AND MOBILE

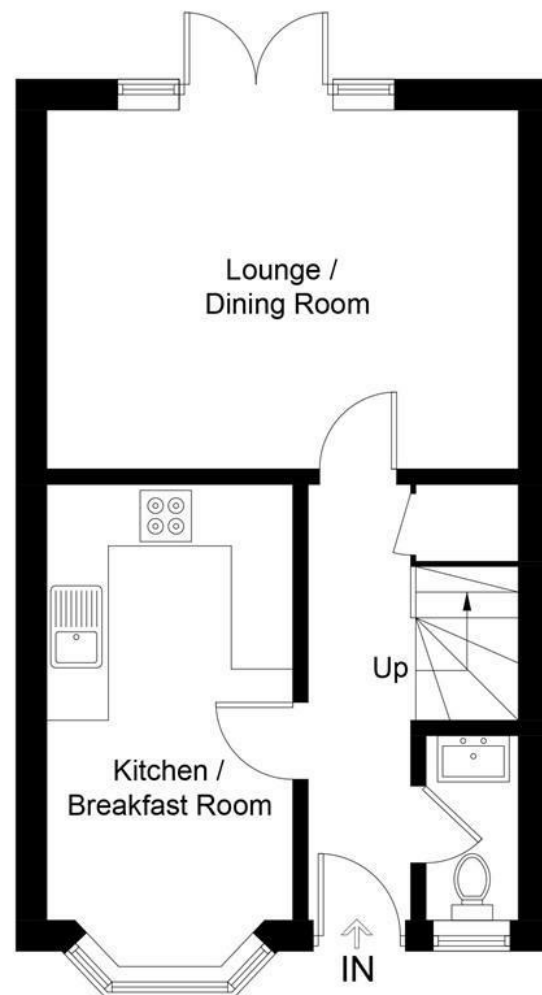
<https://checker.ofcom.org.uk/>



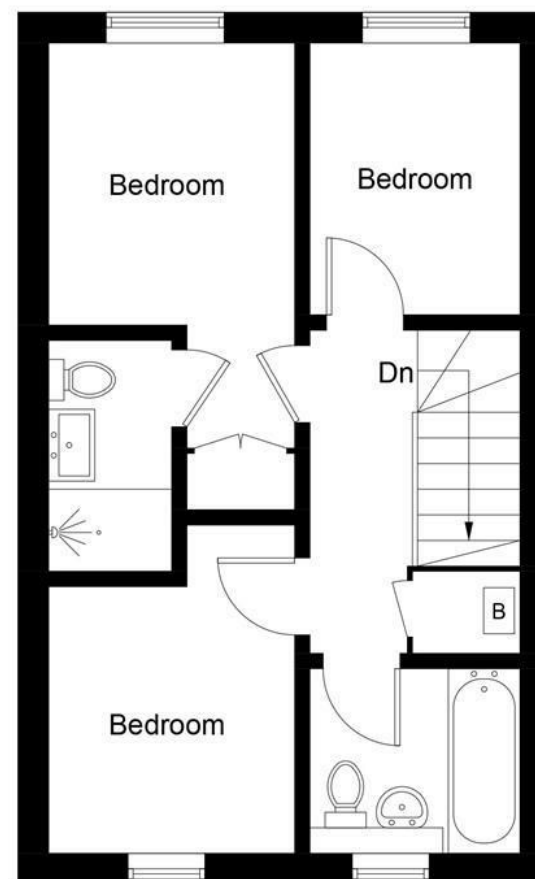


90 Osprey Drive, Stowmarket. IP14 5UX

Approximate Gross Internal Area = 73.7 sq m / 793 sq ft



Ground Floor




First Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	76	
(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	



Bury St Edmunds
Suffolk IP30 9UH

Bury St Edmunds Area: 01284 769 691

Elmswell Area: 01359 256 821

Mid Suffolk Area: 01449 737 706

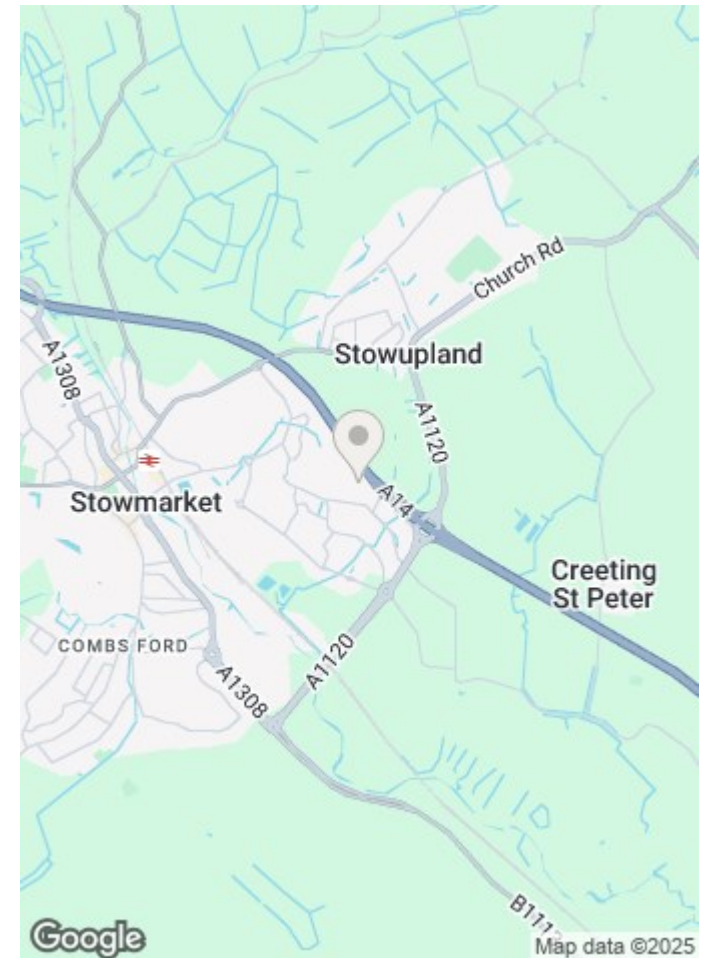
Mobile: 07803 138 123

Email: info@coakleyandtheaker.co.uk

www.coakleyandtheaker.co.uk

PROPERTY SUMMARY

- HALL
- CLOAKROOM
- LOUNGE
- RE-FITTED KITCHEN/DINING ROOM WITH BOSCH INTEGRATED APPLIANCES
- 3 BEDROOMS - 1 EN-SUITE
- FAMILY BATHROOM
- GARAGE, PARKING, FRONT & GENEROUS REAR GARDEN
- UPVC DOUBLE GLAZING & ROOFLINE, GAS FIRED RADIATOR HEATING
- EDGE OF POPULAR CEDARS PARK DEVELOPMENT IN WELL-SERVED MARKET TOWN, CONVENIENT FOR A14
- WELL PRESENTED ACCOMMODATION, QUALITY SPECIFICATION INCLUDING OAK FINISH INTERNAL DOORS, BUILT IN 2013 BY CREST NICHOLSON, EARLY VIEWING ADVISED



VIEWING:

Strictly by appointment with Coakley & Theaker

ZOOPLA **rightmove** **PrimeLocation.com**



Consumer Protection from Unfair Trading Regulations 2008 (CPRs) These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title document. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

General Data Protection Regulations (GDPR) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.