



Phoenix Way
Stowmarket IP14 5GF
£279,500 Freehold

MaxwellBrown

Independent Property Agents

This spacious well presented modern town house is situated on the popular Cedars Park development within walking distance of the town centre and mainline rail station (Journey time to Liverpool St approx. 80mins). The property has 26' fitted kitchen/family room opening onto a landscaped garden, 3 bedrooms with ensuite to master, family bathroom and first floor lounge/bedroom 4. There is a single garage and private parking space just to the rear of the house. The property offers excellent, spacious family accommodation over 3 floors. Viewing strongly recommended.



Composite part-glazed door to:

Entrance hall:

With ceramic tiled floor, sealed unit double glazed window to front, radiator, smoke detector, stairs to first floor, door to:

Cloakroom:

Fitted with a white suite of low level WC, pedestal wash basin with plunge plug and mixer tap, radiator, half tiled walls, ceramic flooring, sealed unit double glazed window to front, cupboard housing Potterton HE gas boiler and Danfoss programmer.

Kitchen / Family room:

Fitted with an extensive range of Ash effect fronted units comprising 1 1/2 bowl inset stainless sink unit with mixer tap with cupboards and Hotpoint integrated dishwasher under, stone effect worktops with cupboards and drawers under, Cannon electric range cooker with 6 burner gas hob, 3 ovens and warming drawer, extractor hood, glazed display unit, tall unit housing Hotpoint fridge/freezer, tiled splashbacks, peninsula unit incorporating breakfast bar, double fronted glazed high level display unit and cupboard under housing Bosch washing machine, ceramic flooring, LED lighting to kitchen area, radiator, tv point, large understairs cupboard, sealed unit double glazed French doors and side panels to rear garden.

First floor landing:

With stairs to second floor, smoke detector, coving and doors to:

Lounge/ Bedroom 4:

Sealed unit double glazed windows to rear, 2 radiators, TV aerial socket, coving, wall mounted pebble effect electric fire.

Master Bedroom:

With double built-in alcove wardrobe, French doors to front with Juliette balcony, radiator, TV aerial socket, door to:

En suite shower room:

Fitted with a white suite of low level WC, pedestal wash basin with plunge plug and mixer tap, corner shower with sliding glass doors, thermostatic shower, radiator, half tiled walls, Manrose extractor fan, LED lighting.

2nd floor landing:

Access to loft via ladder, airing cupboard housing Megaflow sealed hot water tank with immersion heater, doors to:

Bedroom 2:

Sealed unit double glazed window to front, 2 double built-in wardrobes, radiator,

Family bathroom:

Fitted with a 'P' shaped white bath with mixer tap, Bristan thermostatic shower over, curtain and rail, low level WC, pedestal wash basin with plunge plug and mixer tap, radiator, 1/2 tile splashbacks, Greenwood extractor fan, LED lighting,

Bedroom 3:

Sealed unit double glazed windows to rear, radiator.

Outside:

To the front of the property there is a small garden laid to stone with path and step to door. The rear garden is nicely landscaped with a paved patio up to slate chipped area, raised beds and raised decking, summer house with power (plug in). The garden is enclosed by close boarded fencing with a gate to the rear leading to the car parking area where there is a single garage (leasehold) and private tarmac parking space.

Services:

We understand from the vendors that all main services are connected to the property.

The communal areas are managed by Gateway property management. An annual fee is payable for the general upkeep which is currently approx. £220.

Council tax: Band C . Mid Suffolk District Council

Broadband. Maximum available download speeds.

Standard 6Mbps

Superfast 60 Mbps

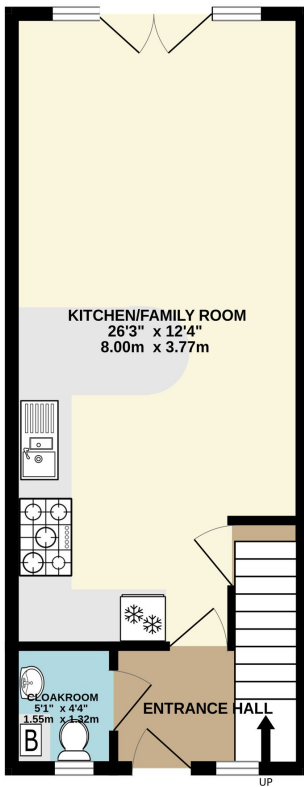
Ultrafast 2000 Mbps

Networks in area Trooli, Openreach, Lightspeed Broadband.

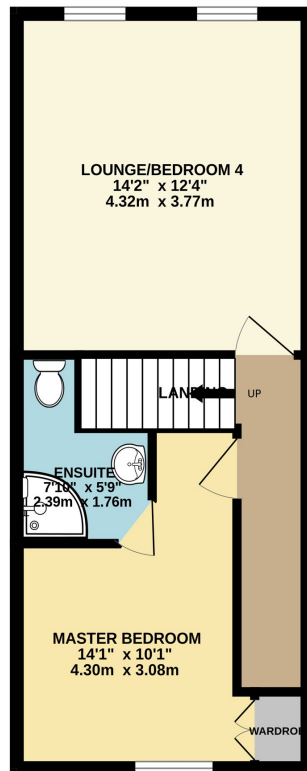
Information source Ofcom.org.uk



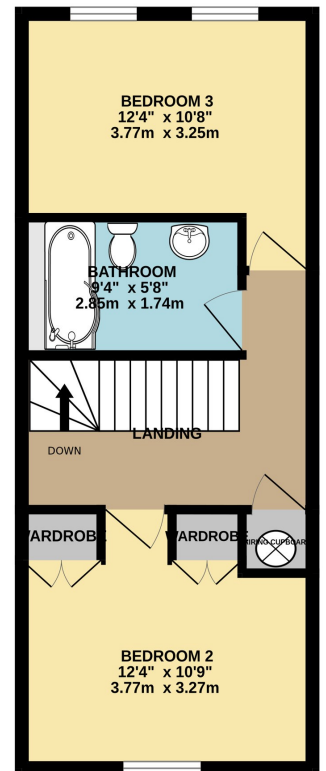
GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.

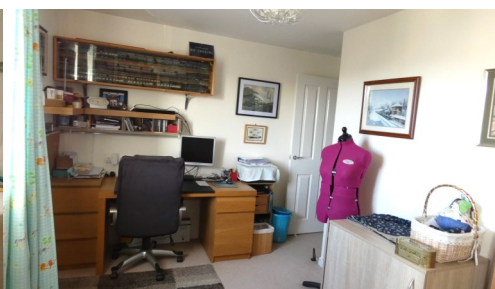
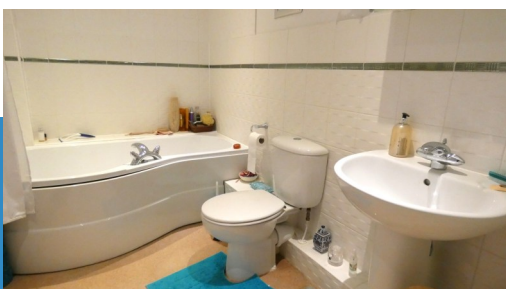
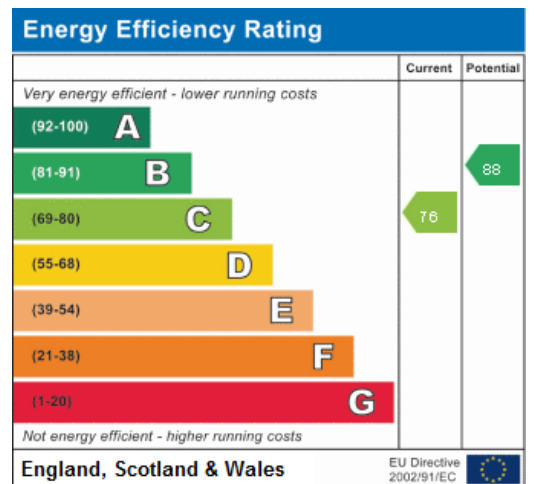


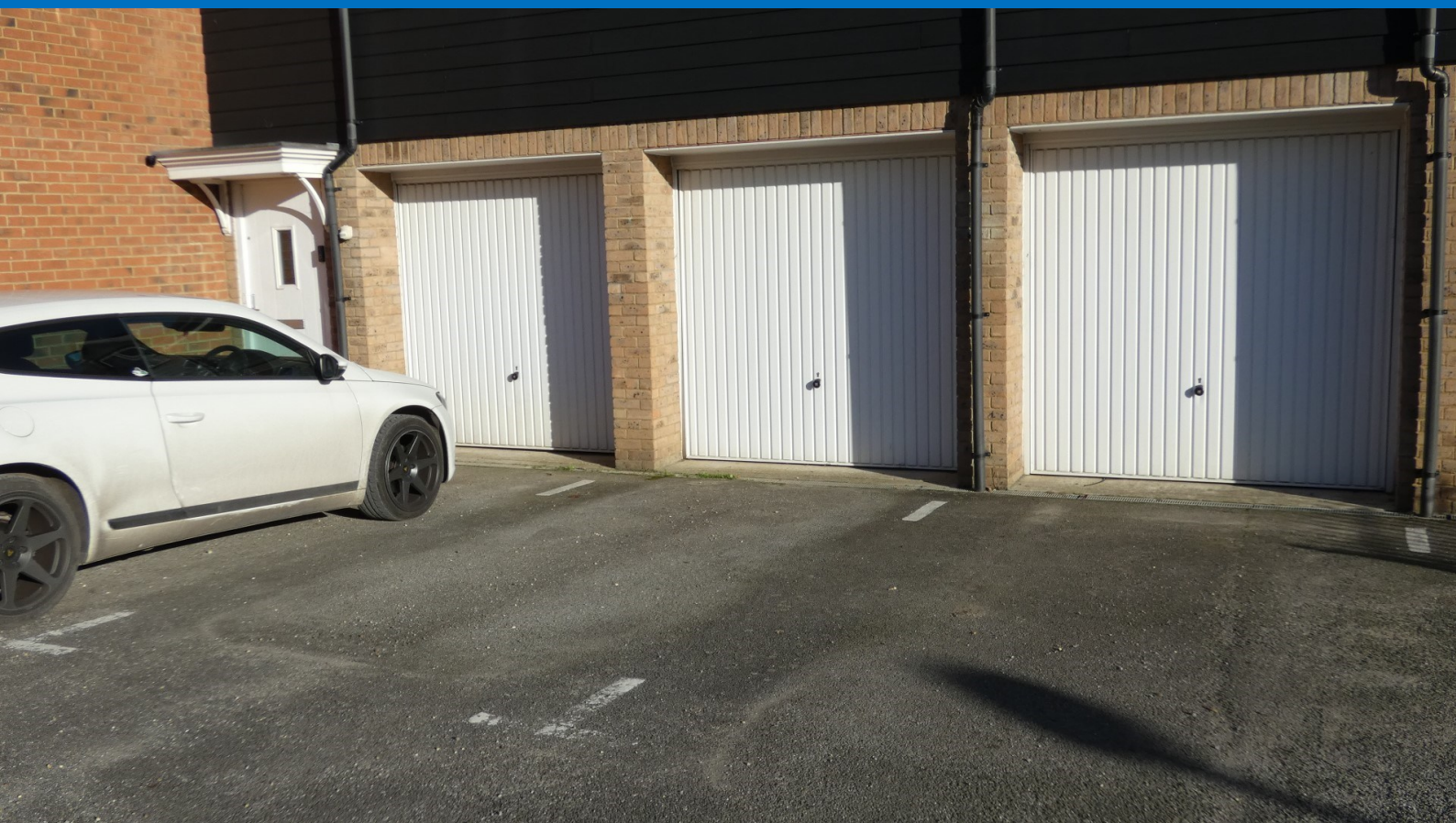
2ND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1162 sq.ft. (107.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

