



Sandpiper Road  
Stowmarket IP14 5EH

£325,000 Freehold

**MaxwellBrown**

Independent Property Agents

Situated in a quiet cul-de-sac on the popular Cedars Park development this well presented 4 bedroomed family house offers spacious living accommodation including Hall, cloakroom, lounge with tri-fold doors opening to large Wren fitted kitchen/diner with built-in appliances, master bedroom with en-suite shower, 3 further bedrooms and family bathroom along with maintenance free garden, single garage and private parking for 2 cars, double glazing and gas central heating. Viewing is highly recommended



**Sealed unit double glazed door with canopy porch over to:**

**Entrance Hall:** with stairs to first floor with cupboard under, radiator, smoke detector, coving, inset LED lighting, grey LVT flooring.

**Cloakroom:** Fitted with a white suite of low level WC and wash basin with mixer tap, plunge plug and tiled splashbacks in vanity unit with cupboard below, extractor fan, heated towel rail, grey oak effect LVT flooring, large mirror.

**Lounge:** Grey oak effect LVT flooring, TV aerial socket, radiator, wall mounted log effect electric fire, coving, inset LED spotlighting, sealed unit double glazed windows to front and side, tri-fold doors to:

**Kitchen:** Fitted with a range of Wren pastel coloured Shaker units with solid granite worktops comprising inset stainless steel 1<sup>1/2</sup> bowl sink unit with carved draining board, mixer tap with spray attachment, waste disposal unit, Atlantis water softener, Integrated Bosch dishwasher, washing machine. Logik induction hob, CDA extractor hood, cupboards and drawers, Hisense oven and Bosch fridge /freezer in tall unit, eye level units, Potterton Promax gas boiler, vertical radiator, Inset Led spotlighting, sealed unit double glazed window and French doors to rear, grey oak effect LVT flooring, door returning to hall.

**First floor landing:** Stairs to second floor, smoke detector, coving, radiator, doors to:

**Bedroom 4:** Sealed unit double glazed window to rear, radiator, TV aerial socket.

**Bedroom 3:** Sealed unit double glazed window to rear, radiator, TV aerial socket.

**Bedroom 1:** Sealed unit double glazed window to front, radiator, TV aerial socket. Triple mirror fronted wardrobes with sliding doors, built-in single wardrobe, door to:

**En suite:** Fitted with a white suite with glass shower cubicle housing thermostatic rain head shower, low level WC, wash basin with mixer tap, plunge plug and tiled splashbacks in vanity unit with cupboard below, extractor fan, heated towel rail, extractor fan, LED lighting, Fully porcelain tiled walls and floor.

**Bathroom:** Fitted with a white suite of panelled bath with concertina screen and rain head shower with mixer tap, low level WC, wash basin with mixer tap, plunge plug and tiled splashbacks in vanity unit with cupboard below, extractor fan, heated towel rail, extractor fan, LED lighting, fully tiled walls and floor. Sealed unit double glazed window to front.

**Second floor:**

**Landing:** Velux window to front, large walk-in airing cupboard with pine shelving, sealed Mega-flow hot water tank with immersion heater, door to:

**Bedroom 2:** Velux windows to front and rear, radiator, access to eaves storage space.

**Outside:** To the rear there is a large paved, patio area, astroturf lawn, composite and timber fencing, personal door to single garage, with power, light, eaves storage and 'up and over' door, gate to driveway, timber workshop / store with power and light.

**Services**

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

Council tax band C, Mid Suffolk district council.

**Broadband Download Availability**

Standard 7 Mbps

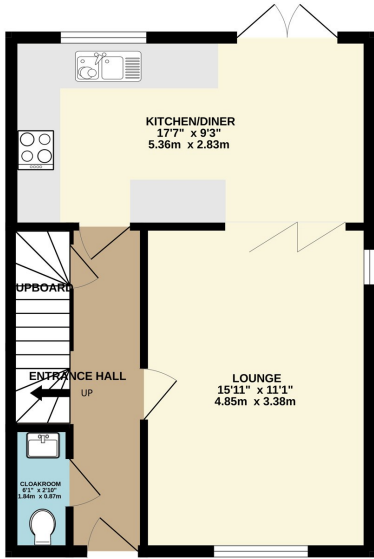
Superfast 80 Mbps

Ultrafast 1100Mbps

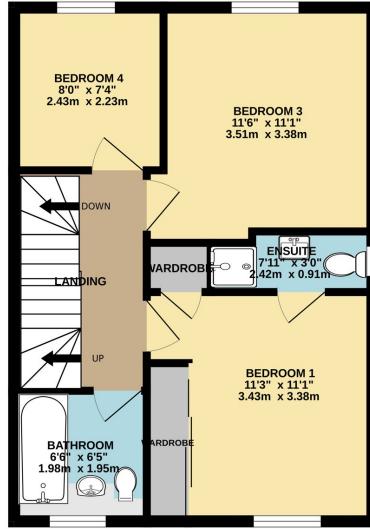
Networks available: Openreach, Lightspeed Broadband, Trooli. Information from Ofcom.



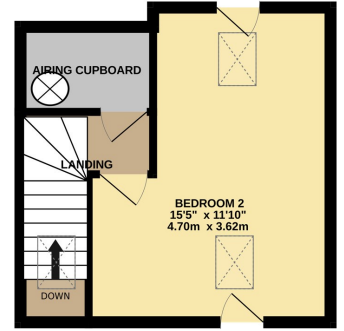
GROUND FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.

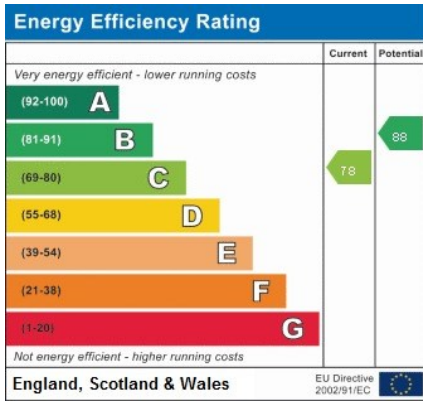


2ND FLOOR  
229 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 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.

