



# 60 Lapwing Grove

Stowmarket, Suffolk IP14 5GQ

ML Property are delighted to offer for sale this superbly presented 3/4 bedroom three storey semi detached townhouse situated at the end of a no through road on the popular Cedars Park development. The property benefits from a single garage and parking for up to 4 vehicles.



guide price  
**£349,995**

## at a glance...

- Superbly presented 3/4 bedroom three storey town house
- Offering flexible accommodation
- Gas fired central heating
- Bi-fold doors to the rear garden
- Single garage and parking for up to 4 cars
- Popular residential area
- Master bedroom with en-suite shower room
- Pleasant outlooks







## property

The property which as previously mentioned is superbly presented throughout offers flexible living over three floors with the accommodation comprising of - hall, cloakroom, study/bedroom 4, good size kitchen/dining/family room with bi-fold doors out onto the rear garden. On the first floor there is an L-Shaped sitting room, family bathroom and a bedroom. On the top floor there is a master bedroom with en-suite shower room and further bedroom.

Externally the property is positioned at the end of a no-through drive with a small area of garden to the front of the property. There is a large driveway providing off road parking for several vehicles leading to the single garage and a gate to the rear garden. The fully enclosed rear garden boasts a good size patio area immediately to the rear of the property and a further area laid to artificial grass with garden shed.

## location

Stowmarket provides a wide range of shopping and schooling facility along with the Mid Suffolk Sports & Leisure Centre and a main line rail station to London (Liverpool Street). The A14 dual carriageway is some 5 miles or so distant and provides excellent access across the region to Ipswich, Bury St Edmunds, Cambridge and beyond. There is a mainline railway station with direct links to London Liverpool Street which is approx. 90 minutes away.





## ground floor

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Hall	
Cloakroom	
Study/Bedroom 4	2.92m (9'6) x 2.43m (7'11)
Kitchen Area	2.71m (8'10) x 2.43m (7'11)
Dining/Family Area	3.44m (11'3) x 4.61m (15'1)

## first floor

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Sitting Room - (L-Shaped)	4.64m (15'2) x 4.62m (15'1) - maximum measurements
Bedroom	3.70m (12'1) x 2.51m (8'2)
Bathroom	1.91m (6'3) x 2.00m (6'6)

## second floor

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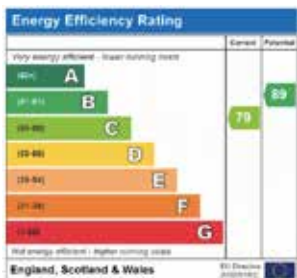
Master Bedroom	3.15m (10'3) x 4.54m (14'10)
En-Suite Shower Room	
Bedroom	2.92m (9'7) x 4.63m (15'2)

## services

Mains water, drainage and electricity. Central heating is provided from a gas fired boiler serving radiators.

Local Authority Mid Suffolk District Council - Council Tax Band D.





The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.



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