



31 Eagle Close

Stowmarket, Suffolk IP14

ML Property are delighted to offer for sale this extremely well presented 3 bedroom house situated towards the end of a cul-de-sac located on the popular Cedars Park.



price OIEO
£297,000

at a glance...

- 3 Bedroom link detached house
- Gas fired central heating
- Single garage and parking
- Situated within a popular residential area
- Close to local amenities such as the railway station
- Enclosed rear garden
- Offered with No Onward Chain





The property which is offered with No Onward Chain benefits from a garage and parking, GFCH and a pleasant enclosed rear garden.



property

The property which as previously mentioned is situated towards the end of a cul-de-sac is presented in good order throughout and affords the following accommodation - hall, cloakroom, sitting room with bay window, fitted kitchen and breakfast room.

On the first floor there is a master bedroom with en-suite shower room, two further bedrooms and a bathroom.

Externally the property benefits from a fully enclosed rear garden landscaped with areas of lawn, patio and path and a decking area and is presented in superb order. There is off road parking and a single garage.

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

Hall	
WC	
Sitting Room	3.37m (11'0) x 4.73m (15'6)
Kitchen/Breakfast Room	2.66m (8'8) x 4.78m (15'8)

first floor

Master Bedroom*	2.79m (9'1) x 3.58m (11'8)
En-suite	2.33m (7'7) x 1.11m (3'7)
Bedroom 2	2.69m (8'9) x 2.61m (8'6)
Bedroom 3*	2.68m (8'9) x 2.05m (6'8)
Bathroom	2.13m (6'11) x 1.68m (5'6)

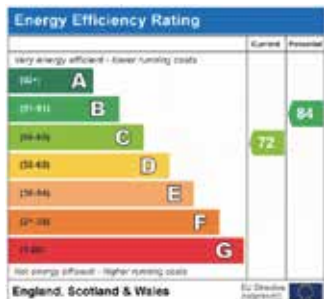
*With built in wardrobes or cupboards.



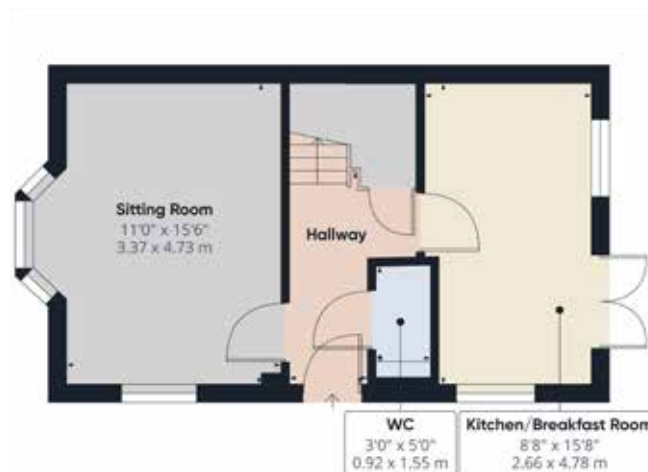
services

Mains water, drainage and electricity. Central heating is provided from a gas fired boiler serving radiators and there is electric underfloor heating in the hall.

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



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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