



The Firs

Creting Road East, Stowmarket, Suffolk IP14 5BT

ML Property are delighted to offer for sale this extremely well presented and spacious 4 bedroom detached property situated on the popular Cedars Park estate.



guide price
£425,000

at a glance...

- 4 Bedroom detached house
- Situated within a popular residential area
- Master bedroom with en-suite
- Gas fired central heating
- Double garage
- Well presented throughout with pleasant rear gardens
- Study/bedroom 5 and utility room
- Offered with No Onward Chain
- Viewing highly recommended



x4



x2



The property which benefits from GFCH, UPVC Windows and a double garage is offered with No Onward Chain.





property

The property which is conveniently located for local amenities offers the following accommodation – hall, cloakroom, sitting room study/bedroom 5, kitchen/ breakfast room and a utility room. On the first floor there is a master bedroom with en-suite, three further bedrooms and a family bathroom.

Externally the property benefits from a superbly presented enclosed rear garden which is laid to lawn with shrub borders and a good size patio immediately to the rear of the property. There is a personal door leading to the double garage which has light and power.

We strongly advise a viewing of the property to not only appreciate the space on offer but the condition it is presented in.

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	
Cloakroom	
Sitting Room	3.76m (12'3) x 4.81m (15'9)
Study/Bedroom 5	3.63m (11'11) x 2.79m (9'1)
Kitchen/Breakfast Room	3.58m (11'9) x 4.80m (15'8)
Utility Room	2.12m (6'11) x 1.97m (6'5)

first floor

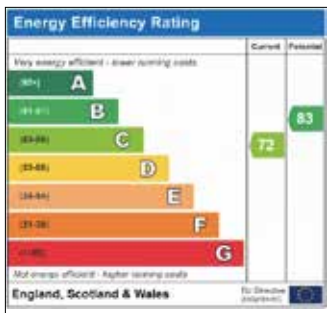
Master Bedroom	3.93m (12'10) x 2.88m (9'5)
En-suite shower room	
Bedroom	3.58m (11'9) x 3.06m (10'0)
Bedroom	3.77m (12'4) x 2.64m (8'7)
Bedroom	2.79m (9'1) x 2.12m (6'11)

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 E.





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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