



# 18 Dove Gardens

Stowmarket, Suffolk IP14 5BX



ML Property are delighted to offer the extremely well presented and most improved 4 bedroom detached property situated within a popular residential area of Stowmarket.



price OIEO  
**£425,000**

## at a glance...

- Superbly presented 4 Bedroom detached house
- Much improved by the current vendors with modern kitchens and bathroom
- Off road parking and half garage store
- Enclosed rear gardens
- Flexible accommodation with snug/playroom/study
- Gas fired central heating and UPVC Windows
- Popular residential area within Cedars Park
- Viewing highly recommended to appreciate the standard of finish on offer



x4



x2



Situated in the popular road of Dove Gardens this much improved property affords the following accommodation - hall, cloakroom, sitting room, snug/playroom/study, a good size kitchen/breakfast room with fully fitted kitchen and utility room. On the first floor there is a master bedroom with en-suite, three further bedrooms and a family bathroom.



## outside

Externally the property benefits from a small front garden with off road parking that leads to a half garage currently used as a store. Side access to the rear gardens which are fully enclosed with a range of shrubs and raised garden beds. The gardens are predominantly laid to lawn with a good size patio immediately to the rear of the property, the garden offers a good degree of privacy. There is a further outbuilding on the side of the house.

## 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 0.5 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.

## 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.

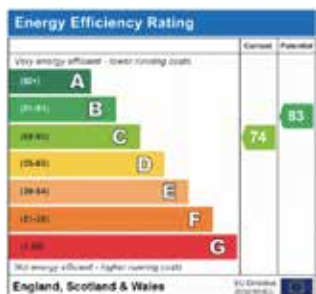
### Internet speed

Ultrafast Broadband up to 1100 Mbps - information from the ofcom website.

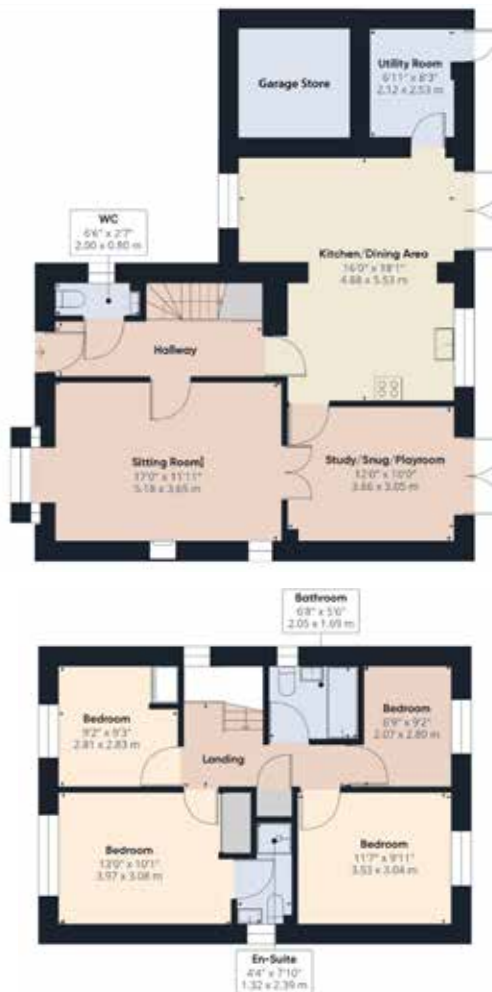
### Mobile Coverage

Most networks are available - information from the ofcom website.





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.



## ground floor

Hall	
Cloakroom	
Sitting Room	5.18m (17'0) x 3.65m (11'11)
Snug/Playroom/study	3.66m (12'0) x 3.05m (10'0)
Kitchen/Dining Area	4.88m (16'0) x 5.53m (18'1)
Utility Room	2.12m (6'11) x 2.53m (8'3)

## first floor

Master Bedroom	3.97m (13'0) x 3.08m (10'1)
En-suite shower room	
Bedroom	3.53m (11'7) x 3.04m (9'11)
Bedroom	2.81m (9'2) x 2.83m (9'3)
Bedroom	2.07m (6'9) x 2.80m (9'2)
Bathroom	2.05m (6'8) x 1.69m (5'6)



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