

# BUCKS

PROPERTY AGENTS



2 Eagle Close, Stowmarket, IP14 5GY

Price £325,000

- Four Double Bedrooms
- Corner Plot
- En-Suite To Master Bedroom
- Sealed Unit Double Glazed
- Off Road Parking For Two Vehicles
- Semi-Detached House
- Three Storey Home
- Kitchen/Diner
- Gas Radiator Central Heating
- Single Garage

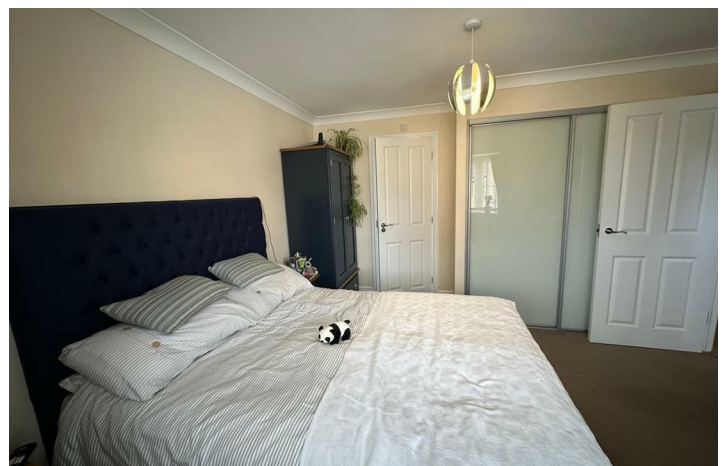
# 2 Eagle Close, Stowmarket IP14 5GY

Located in the desirable location of Eagle Close, Stowmarket, this impressive semi-detached house offers a perfect blend of comfort and modern living. Spanning three storeys, this home is situated on a generous corner plot, providing ample space for both relaxation and entertainment. The property boasts four spacious double bedrooms, ensuring that there is plenty of room for family and guests alike. Each of the two bathrooms is thoughtfully designed, adding convenience and privacy for all occupants and additionally the two cloakrooms situated for convenience. The heart of the home is undoubtedly the well-appointed kitchen/diner, which flows seamlessly into a delightful conservatory. This inviting space features French doors that open directly onto the rear garden, creating a wonderful indoor-outdoor living experience. The rear garden is a true highlight, complete with a luxurious hot tub, perfect for unwinding after a long day or entertaining friends and family during the warmer months. The outdoor space is not only a retreat but also a fantastic area for children to play and explore. For those with vehicles, the property offers off-road parking for two cars, along with a single garage that includes a personnel door to the side. The garage is equipped with power and light, making it a versatile space for storage or hobbies.

This semi-detached home in Eagle Close is an exceptional opportunity for anyone seeking a spacious and well-equipped residence in a friendly community within Stowmarket offering something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich. With its modern amenities and charming features, it is sure to appeal to families and professionals alike. Do not miss the chance to make this wonderful property your new home.



Council Tax Band: D



### Entrance Hall

With stairs leading to first floor, understairs cupboard, laminate floor and radiator.

### Sitting Room

With a bay window to front, TV point, laminate floor and radiator.

### Kitchen/Diner

With window to rear, range of high and low units, sink and drainer, tiled splashbacks, gas hob with extractor hood and fan, electric double oven, water softener, space for American fridge freezer, plumbing for washing machine and dishwasher, cupboard housing boiler and underfloor heating.

### Converatory

With windows all around and French doors leading to rear garden ideal for indoor/outdoor entertaining, fitted cupboards and worktop and space for tumble dryer.

### Cloakroom

With low level W/C, pedestal basin, tiled splashbacks, tiled floor and radiator.

### First Floor Landing

With window to front, stairs leading to first floor and radiator.

### Bedroom One

With window to front, fitting wardrobes with sliding doors and radiator.

### En-Suite

With window to side, shower in cubicle, low level W/C, pedestal basin, 1/2 tiled walls and heated towel rail.

### Bedroom Two

With window to rear and radiator.

### Bathroom

With window to rear, shower in cubicle, bath with mixer tap and shower attachment, low level W/C, basin, 1/2 tiled walls and heated towel rail.

### Second Floor Landing

With Velux window, airing cupboard housing mega flow tank and loft access.

### Bedroom Three

With window to rear, eaves storage and radiator.

### Bedroom Four

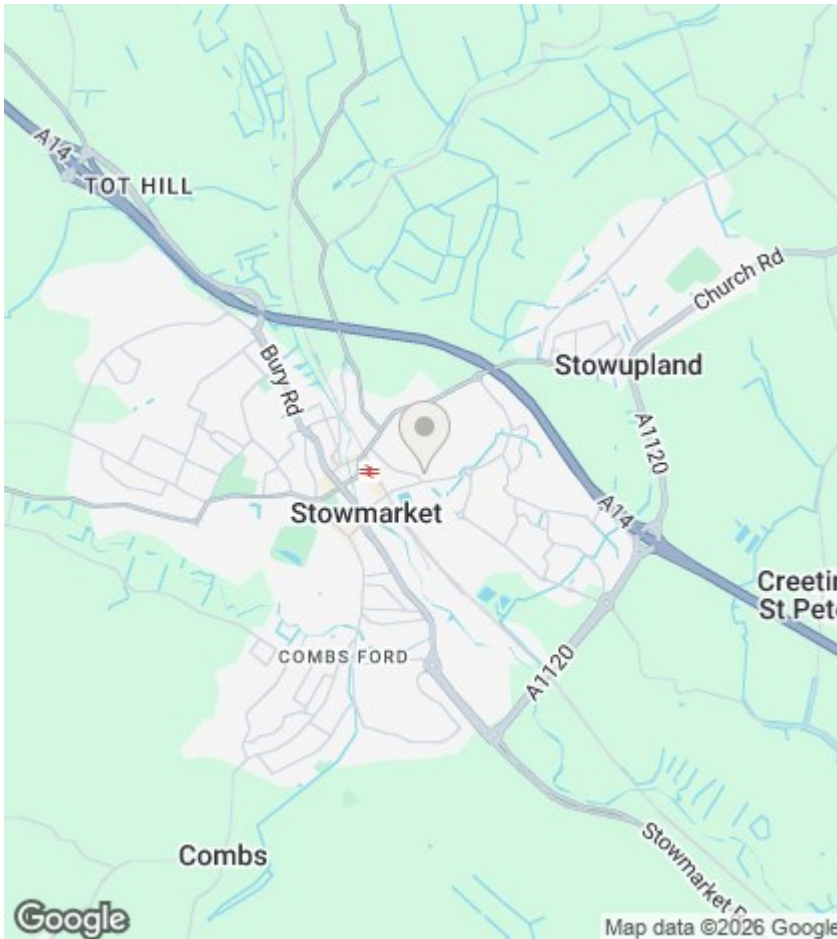
With window to front, eaves storage and radiator.

### Cloakroom

With low level W/C, basin, tiled splashbacks and radiator.

### Outside

To the front of the property is a pathway leading to the front door, shrubs and pebbles. To the side of the property is off road parking for two vehicles side by side additionally leading to a single garage with personnel door to side, up and over door and power and light connected. To the rear of the property with access through a side gate is a rear garden comprising of tiered patio area ideal for outside entertaining, decking, lawn, shrub borders and sleepers, hot tub, gate to further garden are with shed and for privacy and seclusion is fenced all around.



## Directions

Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Turn left onto Navigation Approach At the roundabout, take the 1st exit onto Phoenix Way Turn left onto Wagtail Dr Turn left onto Skylark Way Continue straight to stay on Skylark Way Turn right onto Partridge Cl Turn left onto Eagle Cl Destination will be on the left Arrive: Eagle Cl, Stowmarket IP14 5GY, UK

## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 76                      | 84        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



**Ground Floor**



**First Floor**



**Second Floor**