



# CharlesWright

PROPERTIES

Selling Properties the Wright Way



## 43 Eider Close

Stowmarket, IP14 5UW

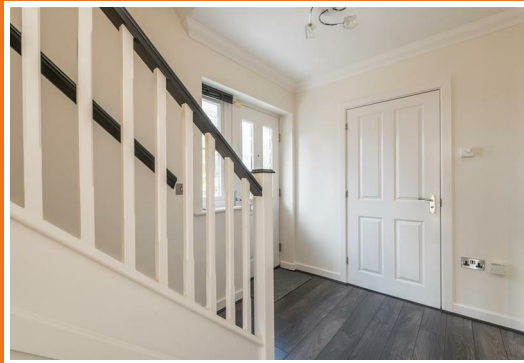
**Guide price £310,000**



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## Description

A well-presented three bedroom detached family home situated in a cul-de-sac position on a popular residential development. The property offers light, airy accommodation with a contemporary finish throughout, off road parking and an enclosed rear garden. Inside the accommodation comprises an entrance hall with stylish black handrail, a spacious dual-aspect living room with media wall, a modern fitted kitchen with high-gloss black units and integrated appliances and a cloakroom downstairs. Upstairs the primary suite benefits from a fitted double wardrobe and ensuite shower room, two further bedrooms and a family bathroom. The property has been recently redecorated, benefits from high quality carpet and karndean flooring and a refitted boiler in 2022.

## Location

Stowmarket is a historic market town in Mid Suffolk, England, known for blending tradition with modern amenities, located on the A14 and River Gipping, offering markets, shops, and cultural spots like The Food Museum and John Peel Centre, with excellent rail links to London, Cambridge, and Norwich, serving as a key centre for the surrounding countryside. There is good Primary and secondary schooling close by.

## Entrance hall

Double glazed door to side, stair flight with under stair cupboard, radiator, doors to accommodation and karndean flooring.

## Sitting room/dining room

16'11 x 15'10 (5.16m x 4.83m)

Double glazed window and double doors to rear, built in tv with electric fire below, two radiators and carpet flooring.

## Kitchen/breakfast room

12'06 x 8'10 (3.81m x 2.69m)

Double glazed window to front, high-gloss black units with worktops above and a breakfast bar, integrated double oven, induction hob with extractor above, integrated fridge/freezer, integrated dishwasher, space for a washing machine, cupboard housing the boiler, radiator and tiled flooring.

## Cloakroom

6'10 x 2'11 (2.08m x 0.89m)

Double glazed window to front, low level wc, hand wash basin, radiator and tiled flooring.

## Bedroom one

12'11 x 11'04 (3.94m x 3.45m)

Double glazed window to front, fitted double wardrobe, radiator and carpet flooring.

## Ensuite

8'01 x 4'05 (2.46m x 1.35m)

Double glazed window to side, vanity unit with sink and storage, low level wc, walk in shower cubicle, illuminated mirror, radiator and vinyl flooring.

## Bedroom two

10'02 x 8'09 (3.10m x 2.67m)

Double glazed window to rear, radiator and carpet flooring.



### Bedroom three

10'02 x 6'11 (3.10m x 2.11m)

Double glazed window to rear, radiator and carpet flooring.

### Bathroom

6'09 x 6'07 (2.06m x 2.01m)

White suite comprising a panelled bath, low level wc, pedestal wash basin, illuminated mirror, radiator and vinyl flooring.

### Outside and gardens

To the front of the property there is a driveway providing off road parking and access to the single garage which has power and lighting fitted. The rear south westerly facing garden is enclosed by brick wall and fencing and is low maintenance. It features a neat central high-quality Astro turf surrounded by patio and pathways plus a decking area creating an ideal space for entertaining.

### Services

We understand mains electric, gas, water and drainage are connected to the property.

Tenure: Feehold

Epc rating: C

Council tax band: C



Road Map



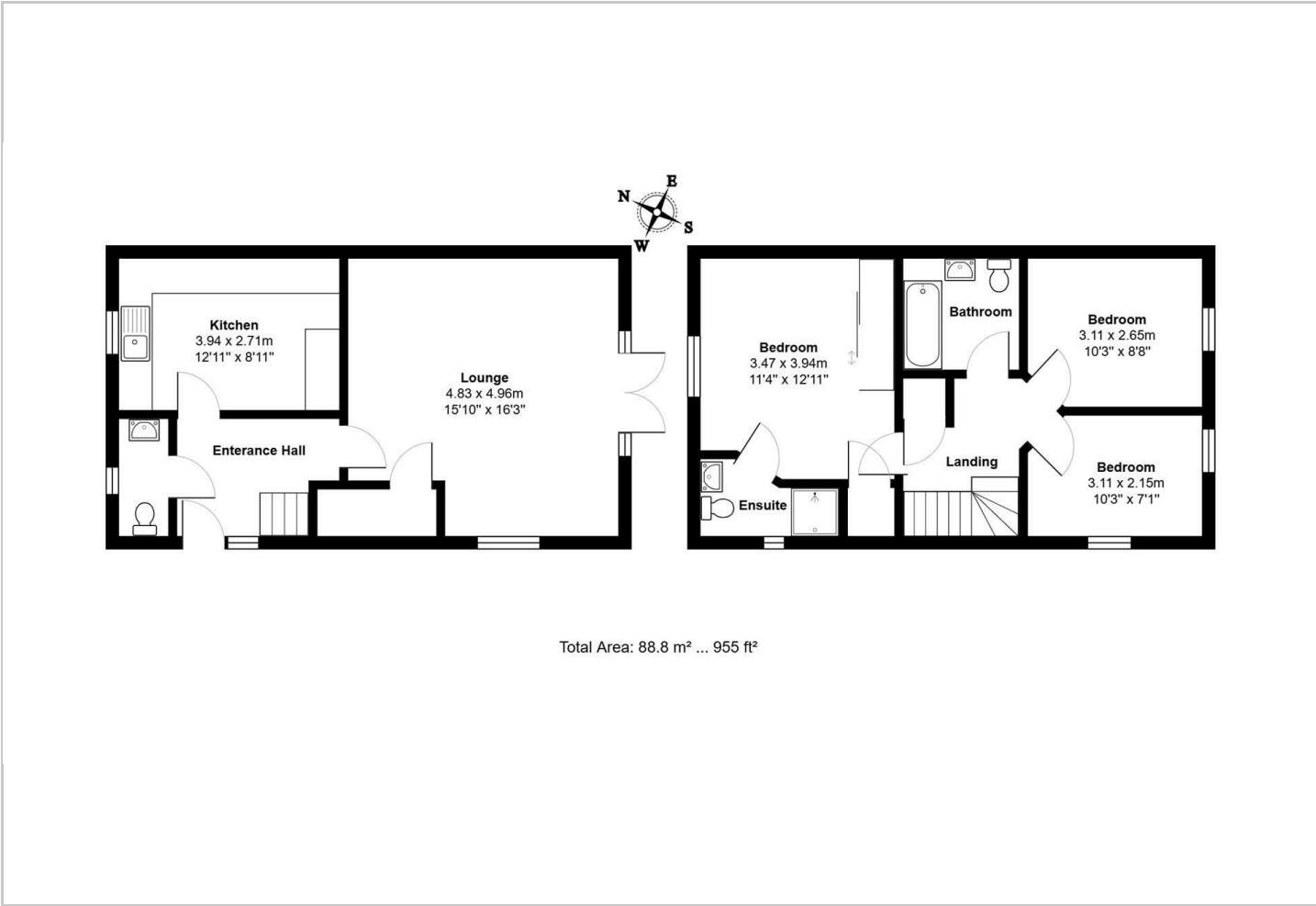
Hybrid Map



Terrain Map



Floor Plan

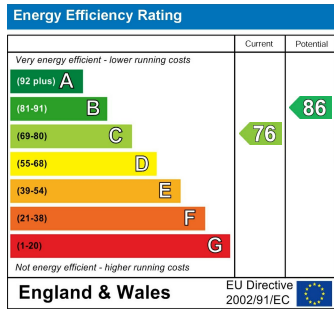


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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