

# BUCKS

PROPERTY AGENTS



42 Harrier Way, Stowmarket, IP14 5FQ

Offers Over £450,000

- Four Double Bedrooms
- Snug
- Utility Room
- Water Softener
- Gas Radiator Central Heating
- Extended Detached House
- Kitchen Diner/ Family Room
- En-Suite To Master Bedroom
- Sealed Unit Double Glazed
- Single Garage And Off Road Parking For Two Vehicles



# 42 Harrier Way, Stowmarket IP14 5FQ

Welcome to the desirable area of Harrier Way, Stowmarket, this splendid detached house offers a perfect blend of comfort and modern living. With four double bedrooms, including a master suite complete with an en-suite bathroom and family bathroom this property is ideal for families seeking both space and privacy. The house boasts three well-appointed reception rooms, providing ample areas for relaxation and entertainment. The inviting sitting room is perfect for cosy evenings, while the snug offers a more intimate setting. The heart of the home is undoubtedly the kitchen diner/family room, which features bi-folding doors that seamlessly connect the indoor space to the rear garden, creating an ideal environment for summer gatherings and al fresco dining. In addition to the generous living spaces, the property includes a utility room, enhancing the practicality of daily life. The single garage and off-road parking for two vehicles ensure that parking is never a concern. This home is not just a place to live; it is a sanctuary that offers a wonderful lifestyle in a friendly community.

With its modern amenities and thoughtful design, this property is a must-see for anyone looking to settle in 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. Don't miss the opportunity to make this charming house your new home.



Council Tax Band: E



### Entrance Hall

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

### Snug

With windows to front and side and radiator.

### Sitting Room

With window to front and glazed doors leading to kitchen diner/ family room, fireplace with marble heath and wooden surround, TV point, laminate floor and two radiators.

### Kitchen Diner/ Family Room

With window to side, high level window to side, large skylight and Bi-folding doors to rear ideal for indoor/outdoor entertaining additionally illuminating the room with natural light, range of modern high and low units, oak breakfast bar, sink and drainer, Corrian worktops and splashbacks, space for range cooker, extractor hood and fan, space for American fridge freezer, integrated dishwasher and bins, cupboard housing boiler, door leading to outside and tiled floor.

### Utility Room

With window to side, range of high and low units, stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer, tiled floor and radiator.

### Cloakroom

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

### First Floor Landing

With window to rear, shelved airing cupboard housing hot water tank, loft access to fully boarded loft with pull down ladder and radiator.

### Bedroom One

With windows to front and side filling the room with natural light, built-in wardrobes, wood panelling and radiator.

### En-Suite

With window to front, double shower cubicle, low level W/C, basin in vanity unit, fully tiled walls, tiled floor and heated towel rail.

### Bedroom Two

With windows to rear and side and radiator.

### Bedroom Three

With window to front, laminate floor and radiator.

### Bedroom Four

With window to rear and radiator.

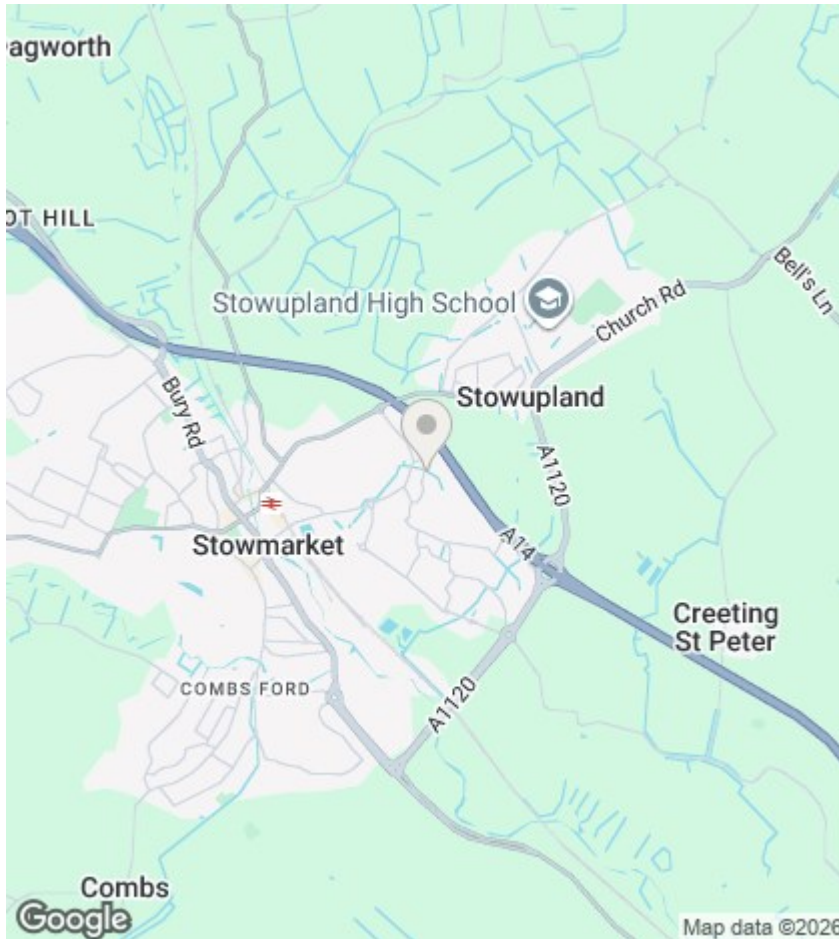
### Bathroom

With window to side, bath with shower over and shower screen, low level W/C, basin in vanity unit, shaver point, tiled splashbacks, tiled floor, heated towel rail and radiator.

### Outside

To the front of the property are paving stones leading to the front door, artificial grass and driveway providing off road parking for two vehicles additionally leading to a single garage with up and over door and power and light connected. To the rear of the property with access through a side gate is a rear tiered garden comprising of patio area ideal for outside entertaining, steps with brick wall leading to lawn, greenhouse, water softener, outside lighting 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 2nd exit onto Mortimer Rd Turn right onto Creting Rd E Turn left onto Harrier Way Destination will be on the left Arrive: Harrier Way, Stowmarket IP14 5FQ, UK

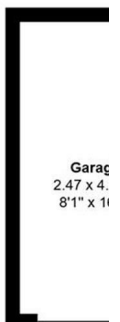
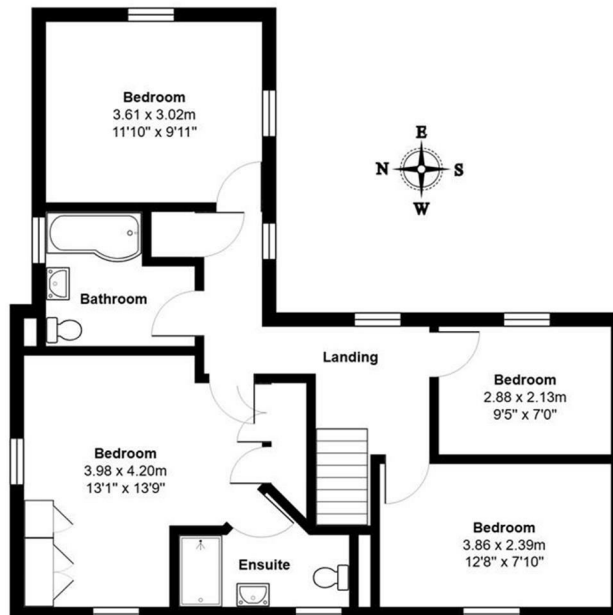
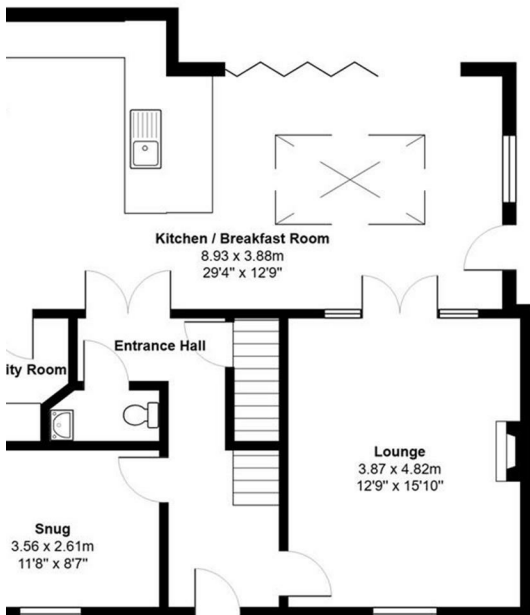
## Viewings

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>		86
(69-80) <b>C</b>	79	
(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



Area: 64.4 m<sup>2</sup> ... 693 ft<sup>2</sup>  
Heat-Loss Perimeter: 37.6m ... 124ft

Total Area: 161.8 m<sup>2</sup> ... 1741 ft<sup>2</sup>