



17 Peregrine Drive

Stowmarket, Suffolk IP14 5GG



We are delighted to offer for sale this substantially sized 6 bedroom, three storey detached house located within the popular Cedars Park Development. The property which boasts three en-suites also benefits from off road parking and a single garage.



price

£425,000



x6



x4



C



1,500
sqft

at a glance

- 6 Bedroom detached three storey house
- Flexible accommodation on offer set over nearly 1,500 sqft
- Master Bedroom with en-suite and two further bedrooms with en-suites
- Gas fired central heating and UPVC windows
- Enclosed rear garden
- Single garage and parking
- Situated within a cul-de-sac on the popular Cedars Park Development
- Viewing strongly recommended to appreciate the space and flexibility on offer

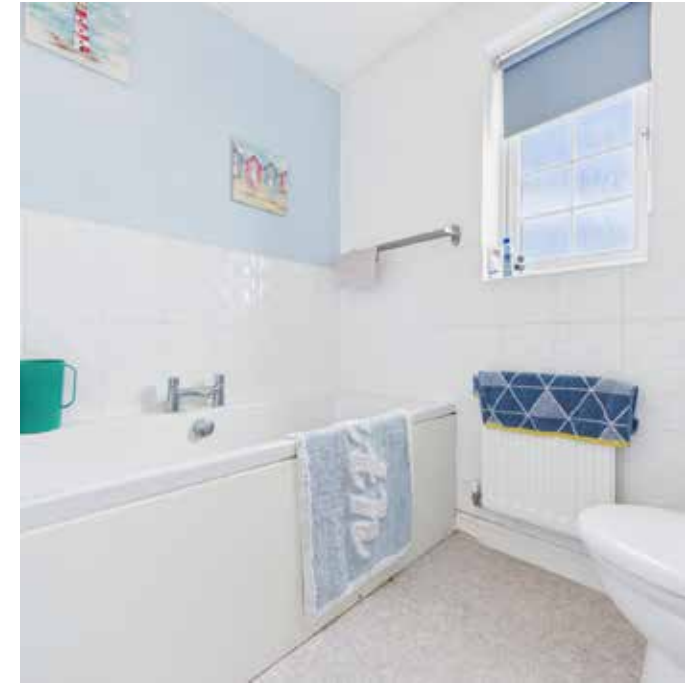


GIRAFFE360



The property which is situated in a cul-de-sac position boasts flexible accommodation approaching 1,500sqft and affords the following - on the ground floor a hallway, cloakroom, study/dining room, sitting room and a kitchen breakfast room.





On the first floor there are two bedrooms with en-suite shower rooms, two further bedrooms and a family bathroom. Finally on the second floor a master bedroom with en-suite and a further bedroom.

The spacious accommodation is further enhanced by Gas fired central heating and UPVC windows and doors.





outside

Externally the property has a small area of front garden leading to a single width driveway providing off road parking and leading to a single garage. There is an enclosed rear garden laid to astro turf for low maintenance and a patio area.

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.



ground floor

Ground Floor

Sitting Room	3.62m (11'10") x 4.74m (15'6")
Kitchen/Breakfast Room	5.47m (17'11") x 2.76m (9'0")
Study	2.78m (9'1") x 2.74m (9'0")
WC	

first floor

Bedroom	2.85m (9'4") x 2.82m (9'7")
En-Suite	
Bedroom	2.81m (9'2") x 2.86m (9'4")
En-Suite	
Bedroom	2.14m (7'0") x 2.68m (8'9")
Bedroom	1.98m (6'5") x 2.93m (9'7")
Bathroom	1.67m (5'5") x 1.98m (6'5")

second floor

Master Bedroom	3.38m (11'1") x 3.82m (12'6")
En-Suite	
Bedroom	5.43m (17'9") x 2.88m (9'5")

services

Mains water, drainage and electricity. Central heating is provided from a gas fired boiler serving radiators throughout.

Local Authority Mid Suffolk District Council - Council Tax Band E.

Please see Material Information brochure below.



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.

ML Property Consultants
2 Front Street, Mendlesham,
Stowmarket, Suffolk IP14 5RY

01449 766120
matt@mlproperty.co.uk

find us...
rightmove 



www.mlproperty.co.uk

