



Harrier Way, Stowmarket, IP14 5FQ

Price Guide £280,000



DRAFT DETAILS

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We are pleased to present: A spacious modern end-terraced house, on the popular Cedars Park development, on the Eastern side of town, convenient for the A14 and station. Hall, Cloakroom, Twin-Aspect Lounge, Dining Room, Kitchen, 3 Bedrooms - 1 En-Suite, Bathroom, SOUTH-FACING Garden, Large Detached Garage, Parking, VIEW ASAP.

DESCRIPTION

This spacious modern property was built in approximately 2006, and presents with rendered elevations and a tiled roof. It features a spacious twin-aspect Lounge, Dining Room, and Kitchen with Bosch appliances, SOUTH-FACING garden, and large detached Garage with parking. Being located on Cedars Park, at the eastern side of Stowmarket, and convenient for the A14, this home would suit a family, or investment purchaser, and therefore, we recommend viewing at the earliest opportunity.

DIRECTIONS

From the town centre, proceed along Gipping Way and at the traffic lights, turn left into Navigation Approach, signposted towards Cedars Park. Continue along and at the roundabout, go straight over into Mortimer Road. Turn right into Creeping Road East, and then take the first left turning into Harrier Way. Continue along, and the property is located on the right hand corner, next to the turning to Osprey Drive.

ENTRANCE HALL

Approached via a part glazed front door. Wood effect vinyl floor, radiator.



CLOAKROOM

White suite comprising, wc, pedestal wash basin with mixer tap, tiled splashbacks, wood effect vinyl floor, radiator, extractor fan.

LOUNGE 15'6" X 11'8" + BAY (4.72M X 3.56M + BAY)

TV point, telephone point, two radiators, UPVC window to front, UPVC bay window to side.

DINING ROOM 12'9" + HALL AREA X 10'0" MAX (3.89M + HALL AREA X 3.05M MAX)

Irregular shaped room. 3.89m (12'9") + Inner Hall area x 2.36m (7'9") inc to 3.05m (10'0") max into recess

Stairs to first floor, built-in understairs storage cupboard with consumer unit, wood effect vinyl floor, downlights, radiator, UPVC sliding patio door to side garden. Open to:

KITCHEN 8'6" X 7'6" (2.59M X 2.29M)

Range of 'Shaker' style base and wall mounted units, work surfaces and upstand splashbacks, inset single drainer stainless steel sink unit with mixer tap, inset Bosch gas hob with stainless steel splashguard, and Bosch stainless steel cooker canopy over, built-in Bosch electric oven/grill, plumbing for dishwasher, plumbing for washing machine, space for fridge/freezer, cupboard housing wall mounted replacement gas boiler, wood effect vinyl floor, downlights, UPVC window to front.

FIRST FLOOR LANDING

Built-in airing cupboard housing pressurised hot water tank, loft access.

BEDROOM 1 13'5" MAX X 11'8" MAX (4.09M MAX X 3.56M MAX)

Irregular shaped room. 3.07m (10'1") inc to 4.09m (13'5") max into wardrobe recess x 2.69m (8'10") inc to 3.58m (11'8") max into recess.

Built-in double wardrobe, TV point, radiator, UPVC window to front, UPVC window to side.

EN-SUITE 5'1" X 4'2" + SHOWER DEPTH (1.55M X 1.27M + SHOWER DEPTH)

White suite comprising tiled double shower enclosure with shower controls, wc, pedestal wash basin with mixer tap, tiled splashbacks, wood effect vinyl floor, shaver point, radiator.

BEDROOM 2 9'11" X 8'8" (3.02M X 2.64M)

Built-in double wardrobe, part wall panelling, radiator, UPVC window to side.

BEDROOM 3 9'8" X 6'6" (2.95M X 1.98M)

Built-in double wardrobe, radiator, UPVC window to front.

BATHROOM 7'3" X 5'7" (2.21M X 1.70M)

White suite comprising enamel bath with mixer shower attachment, wc, pedestal wash basin with mixer tap, tiled splashbacks, wood effect vinyl floor, shaver point, radiator, UPVC frosted window to front.

OUTSIDE

This property is located on a corner plot, with the garden to one side. To the front and side of the property, there are shingle borders, and there is an outside water tap. A gate provides pedestrian side access to the SOUTH-FACING side garden. This affords a good level of privacy, being enclosed by brick walls and fencing, and laid principally to lawn, with raised beds and borders, and paved patio area. To one side of the property, there is a driveway providing vehicular standing, which leads to a larger than standard DETACHED GARAGE 5.44m (17'10") x 3.78m (12'5"), with up and over style door, power and light connected, eaves storage and personal door to the side.

AGENT'S NOTE: The vendor has informed us that mains gas, water, electricity and drainage are connected. The council tax band is understood to be Band C.

AGENT'S NOTE: One benefit of this particular area,





being more established, is that we understand there are no annual maintenance and management charges, unlike many newer developments.

STOWMARKET & AREA

Stowmarket is a town with many amenities, including good shopping facilities with a twice weekly market, various supermarkets, independent traders and national chains. In addition, there are many pubs and restaurants, primary and secondary schools, leisure centre, cinema, churches and medical centre.

For commuters, Stowmarket Station is convenient and offers a mainline rail link to London's Liverpool Street, in about 90 minutes.

The A14 is within easy reach, giving access to Ipswich, Felixstowe, the east coast and the A12 to Colchester, Chelmsford and London, to the east, and Bury St Edmunds, Newmarket, Cambridge and the Midlands to the west, with Stansted Airport and London also accessed via the M11.

BURY ST EDMUNDS & AREA

Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast

excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

TRANSPORT LINKS

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

OFCOM BROADBAND AND MOBILE

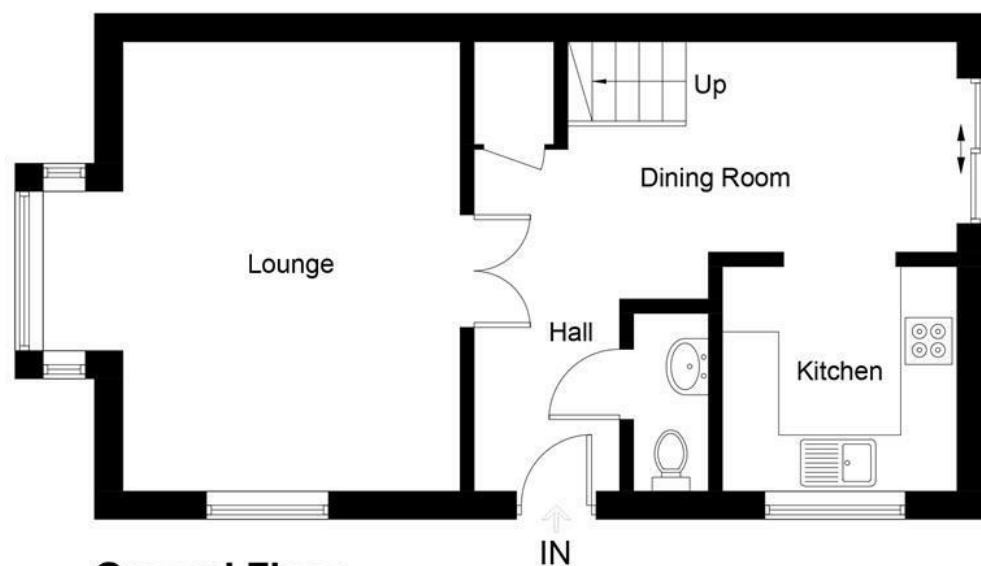
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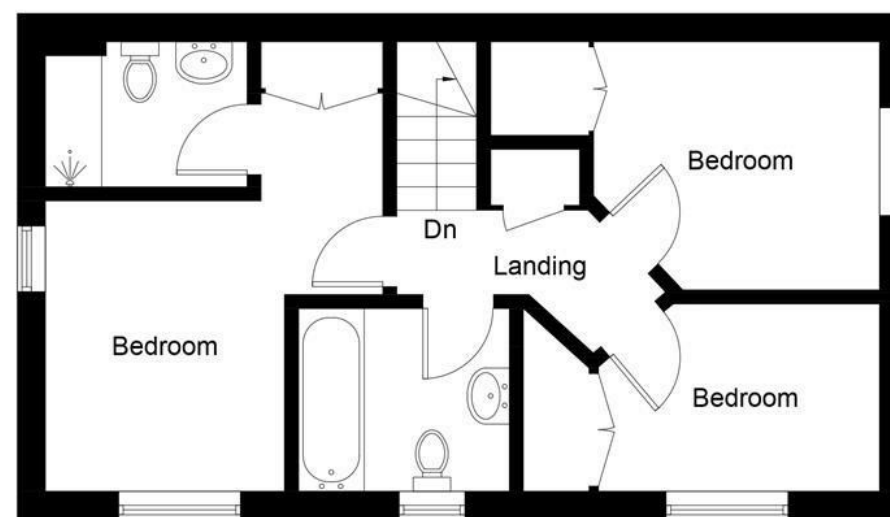


14 Harrier Way, Stowmarket. IP14 5FQ

Approximate Gross Internal Area = 87.2 sq m / 939 sq ft



Ground Floor




First Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

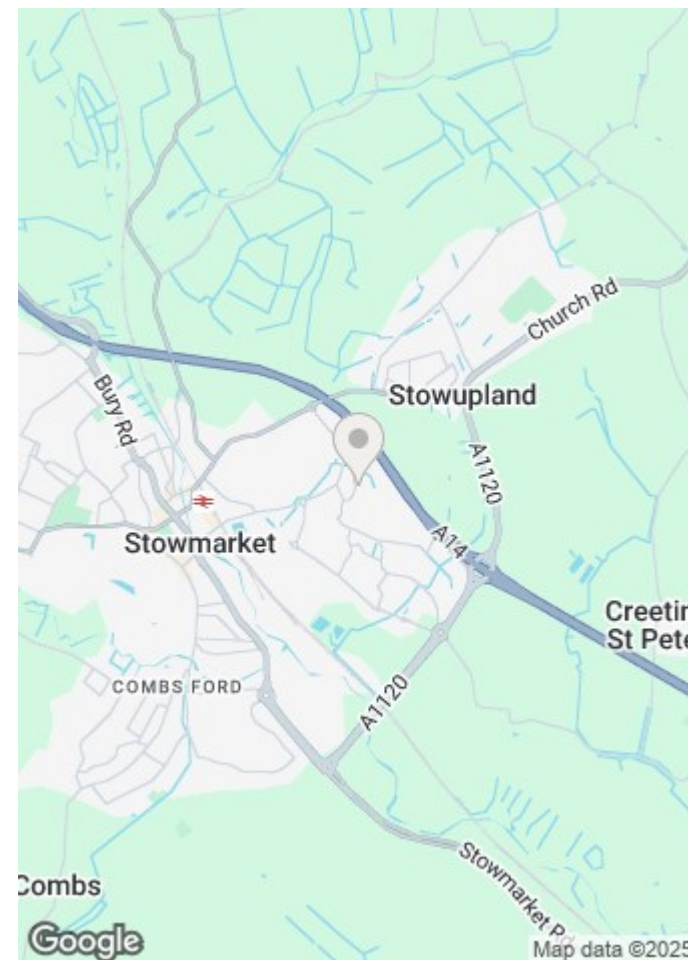
ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY SUMMARY

- HALL
- CLOAKROOM
- TWIN-ASPECT LOUNGE
- DINING ROOM
- KITCHEN
- 3 BEDROOMS - 1 EN-SUITE
- BATHROOM
- SOUTH-FACING SIDE GARDEN, LARGE DETACHED GARAGE, PARKING
- GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & ROOFLINE
- SPACIOUS, CONVENIENT FOR TOWN, STATION & A14, EARLY VIEWING ADVISED



Bury St Edmunds
Suffolk IP30 9UH

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VIEWING:

Strictly by appointment with Coakley & Theaker

ZOOPLA **rightmove** **PrimeLocation.com**



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i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title document. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

General Data Protection Regulations (GDPR) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.