

# BUCKS

PROPERTY AGENTS



24 Peregrine Drive, Stowmarket, IP14 5GG

Guide Price £450,000

- Five Bedrooms
- Two Reception Rooms
- En-Suites To Three Bedrooms
- Gas Radiator Central Heating
- Off Road Parking For Three Vehicles And Tandern Garage
- Detached House
- Kitchen/Diner
- UPVC Windows
- Solar Panels
- Cul-De-Sac Location

# 24 Peregrine Drive, Stowmarket IP14 5GG

Situated within the desirable area of Peregrine Drive, Stowmarket, this impressive detached house offers a perfect blend of comfort and modern living. With five spacious bedrooms, this property is ideal for families seeking ample space. Three of the bedrooms benefit from en-suite facilities, ensuring convenience and privacy for all occupants. Additionally, there is a well-appointed family bathroom, catering to the needs of the household. The heart of the home is the inviting kitchen/diner, which provides a wonderful space for family meals and entertaining guests. The two reception rooms, including a charming sitting room with French doors, seamlessly connect to the rear garden, allowing for a delightful indoor-outdoor flow. Outside, the property boasts a generous garden featuring a large patio area, perfect for al fresco dining or relaxing in the sun. A unique addition is the pizza oven, which is sure to impress friends and family alike. For those who require a dedicated workspace, the garden office is equipped with air conditioning, power, and light, making it an ideal retreat for remote work or hobbies. Off Road Parking is a breeze with space for up to three vehicles, complemented by a tandem garage that includes an up-and-over door, power, and light, along with a personnel door for easy access and EV charger.

This exceptional home on Peregrine Drive is not just a property; it is a lifestyle choice, offering both comfort and functionality in a sought-after location 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. Don't miss the opportunity to make this splendid house your new home.

 5  4  2  B

Council Tax Band: E



### Entrance Hall

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

### Sitting Room

With two windows to front and French doors leading to rear illuminating the room with natural light additionally ideal for indoor/outdoor entertaining, TV point and two radiators.

### Dining Room

With window to front, laminate floor and radiator.

### Kitchen/Diner

With two windows to rear, range of high and low units, stainless steel sink and drainer, matching worktops and splashbacks, gas hob with extractor hood and fan, eye level electric oven, integrated fridge freezer, plumbing for washing machine, integrated dishwasher, cupboard housing boiler, door leading to outside and vinyl floor.

### Cloakroom

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

### First Floor Landing

With window to front and radiator.

### Bedroom Four

With window to rear, built-in wardrobes to one wall, air conditioning unit and radiator.

### En-Suite

With window to rear, corner shower cubicle, low level W/C, pedestal basin, 1/2 tiled walls and vinyl floor.

### Bedroom Three

With two windows to front, two built-in wardrobes and radiator.

### En-Suite

With window to rear, corner shower cubicle, low level W/C, pedestal basin, shaver point, 1/2 tiled walls and radiator.

### Bedroom Five

With two window to front, one double built-in wardrobe and radiator.

### Bathroom

With window to rear, bath with mixer tap, low level W/C, pedestal basin, 1/2 tiled walls and radiator.

### Second Floor Landing

With Velux window, airing cupboard housing hot water tank and radiator.

### Bedroom One

With window to rear and Velux window to front, loft access and two radiators.

### Bedroom Two

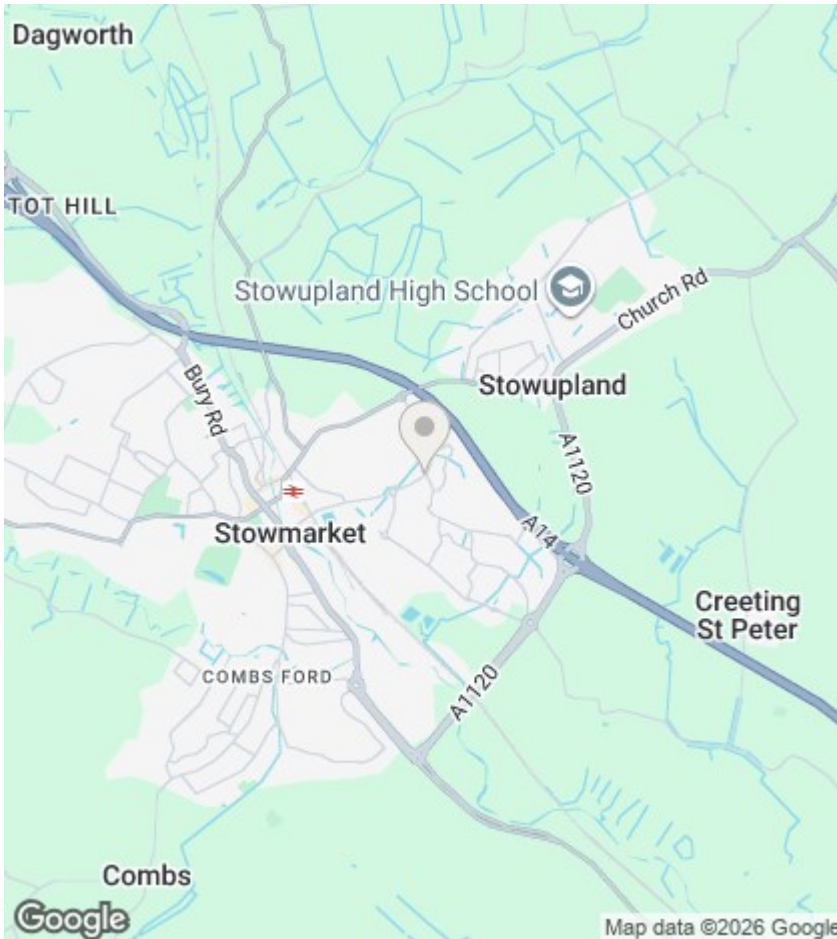
With window to front, built-in wardrobe and storage with sliding doors and radiator.

### En-Suite

With Velux window to rear, corner shower cubicle, low level W/C, pedestal basin, 1/2 tiled walls, vinyl floor and radiator.

### Outside

To the front of the property is a paving stones leading to the front door, shingle, paving stones and additionally a block paved driveway providing off road parking for one vehicle leading to a tandem garage with up and over door, personnel door to side, power and light connected, EV charger and solar panels. To the rear of the property with access through a side gate is a rear garden comprising of a large patio area ideal for outside entertaining, built-in wood fired pizza oven, greenhouse, lawn, garden office with power and light connected, air conditioning unit and laminate floor, paved area to side housing three shed and brick wall and for privacy and seclusion is fenced and walled 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 right onto Mortimer Rd/Peregrine Dr Destination will be on the left Arrive: Peregrine Drive, Stowmarket IP14 5GG, UK

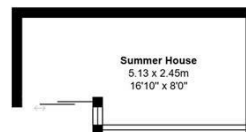
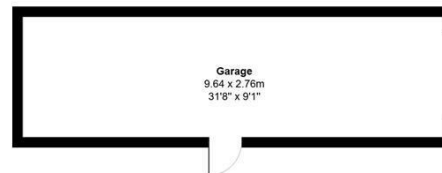
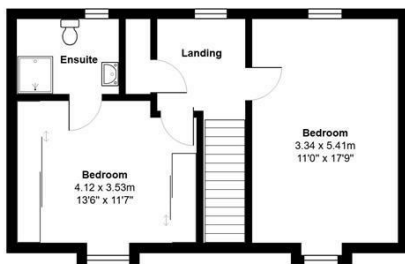
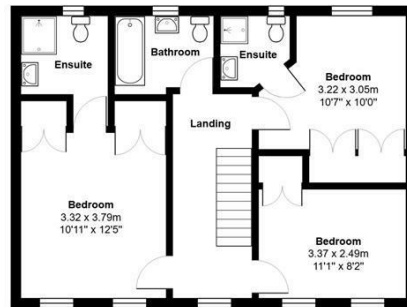
## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		89	89
(69-80) <b>C</b>			
(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	



Total Area: 203.3 m<sup>2</sup> ... 2188 ft<sup>2</sup>