



## EGRET DRIVE, STOWMARKET IP14 5JG

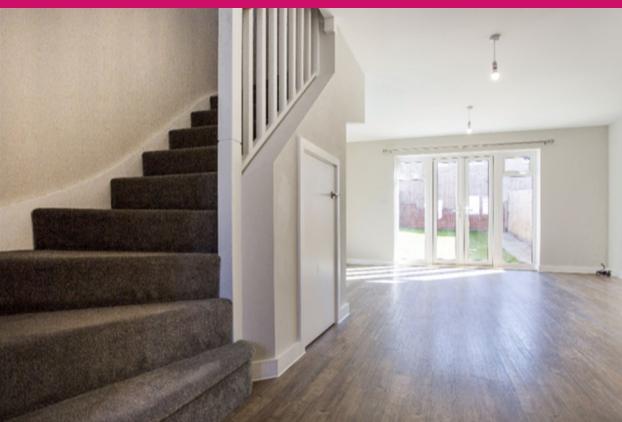
OFFERS OVER £220,000  
FREEHOLD

Located in a desirable area in Stowmarket on a very quiet no through road, the property is situated close to local amenities, with easy access to shops, schools, and recreational facilities. Stowmarket train station (10min walk from Egret Drive) is well-connected with direct train services to London (1hr 20mins), Cambridge (1hr) and Norwich (30mins). This modern terraced home offers open plan living with the perfect blend of comfort and convenience with decent storage space. The property features two double bedrooms, making it an ideal choice for professionals, investors, couples, or individuals seeking their first home. Upon entering, you are welcomed into a spacious kitchen/sitting room with French doors opening into a fully enclosed rear garden providing a great space for entertaining. The layout is thoughtfully designed with a ground floor cloakroom and a well-appointed bathroom. Additionally, the property boasts two allocated parked spaces. Viewing is highly recommended. 18 months left of an NHBC warranty

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# EGRET DRIVE

- 18 months left on NHBC warranty
- Spacious Open Plan Kitchen/Sitting Room
- Two Double Bedrooms
- Gas Fired Central Heating
- Two Allocated Parking Spaces
- Family Bathroom
- Front & Rear Garden
- Close To Amenities & Transport Links For Commuters
- Viewing Is Highly Recommended
- Offered For Sale with No Onward Chain



## Entrance Hall

Welcoming entrance hall with wood effect flooring and stairs to first floor. Radiator. Opening to the main living space.

## Cloakroom

WC and wash basin. Radiator.

## Sitting Room

Open plan room with understairs storage and wood effect flooring. French doors opening directly to the rear garden.

Radiator.

## Kitchen

Modern kitchen with a range of wall and base cupboard and drawer units with ample work tops over and breakfast bar area. Integrated freezer and fridge, electric oven, hob with extractor hood over and space for a washing machine. Window to rear. Opening to the sitting room.

## Landing

Loft access.

## Bedroom 1

Double room with built in wardrobes. Window to rear and radiator.

## Bedroom 2

Double room with airing cupboard housing the boiler. Window to front and radiator.

## Bathroom

WC, wash basin and bath. Separate shower cubicle and heated towel rail.

## Outside

Pathway to the front door and paved drive at the front with two allocated parking spaces.

The rear garden is fully enclosed and laid mainly to lawn with patio seating area and pathway. Gated rear access.

## EGRET DRIVE





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Approximate total area<sup>(1)</sup>  
708 ft<sup>2</sup>  
65.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



EPC Rating: B    Council Tax Band: B

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B		85
(69-80) C		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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