

GOOSANDER ROAD STOWMARKET, IP14 5BD FOR SALE

- CHAIN FREE
- WELL PRESENTED
- CLOSE TO TOWN CENTRE
- TWO DOUBLE BEDROOMS
- CLOSE TO TRAIN STATION
- OFF-ROAD PARKING
- EPC C
- COUNCIL TAX BAND B



PRICE
OIEO £215,000



GD Estates are delighted to present this well-presented, chain-free two-bedroom semi-detached home, situated on the popular Cedars Park development in Stowmarket. Conveniently located within walking distance of the town centre and mainline railway station, this property is ideal for first-time buyers, investors, or those looking to downsize.

The accommodation comprises an entrance hall, kitchen, spacious living room, cloakroom, and two double bedrooms, served by a family bathroom.

Outside, the property benefits from a private rear garden and off-road parking for two vehicles arranged in tandem.



LOCATION:

The property is ideally situated just a short walk from the centre of Stowmarket on the Cedars Park development. Stowmarket is a vibrant market town offering a variety of shops, supermarkets, cafés, and restaurants, as well as well-regarded schools and healthcare facilities. The train station, with direct links to London Liverpool Street, is within walking distance, while the nearby A14 provides easy access to Ipswich, Bury St Edmunds, Cambridge, and London via the M11.

This convenient location makes the property ideal for those looking to enjoy local amenities while also offering excellent connectivity for commuters.

ENTRANCE HALLWAY:

The property is approached via a pathway leading to the front entrance, overlooking a pleasant pedestrian walkway. Access is gained through a composite part-glazed entrance door, opening into the entrance hallway. The hallway provides access to the living room and features a radiator and staircase rising to the first-floor accommodation.

**LIVING ROOM
13' 4" X 10' 4" (4.06M X 3.15M):**

A bright and airy living room featuring a uPVC window to the front aspect, allowing for plenty of natural light. The room also benefits from a useful understairs storage cupboard, and a radiator..

**KITCHEN
13' 8" x 9' 9" (4.17m x 2.97m):**

Fitted with a range of wall-mounted and base units set beneath square-edge granite-effect work surfaces, incorporating an inset stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven and gas hob with extractor hood above. There is space and plumbing for both a washing machine and dishwasher, together with space for a freestanding fridge-freezer. The room is well lit by a uPVC window to the rear aspect and uPVC patio doors providing direct access to the rear garden. One radiator.

CLOAKROOM:

Featuring a low level WC, pedestal wash hand basin, one radiator and obscure uPVC window to side aspect.

LANDING:

With loft hatch and providing access to all first floor accommodation.

**BEDROOM 1
11' 8 (MAX)" x 9' 7" (3.56m x 2.92m):**

A generous double bedroom benefiting from built-in wardrobes with sliding doors, providing excellent storage space. The room also features an airing cupboard housing the boiler and offering additional storage. Further benefits include a radiator and a uPVC window to the front aspect.



BEDROOM 2

11' 1" x 7' 9" (3.38m x 2.36m):

Second double bedroom with two uPVC windows to rear aspect and one radiator.

BATHROOM

7' 2" x 6' 6" (2.18m x 1.98m):

Fitted with a three-piece suite comprising a panelled bath with mains-fed shower and glazed shower screen over, low-level WC, and wall-mounted wash hand basin. The bathroom further benefits from a heated towel rail.

EXTERNALLY:

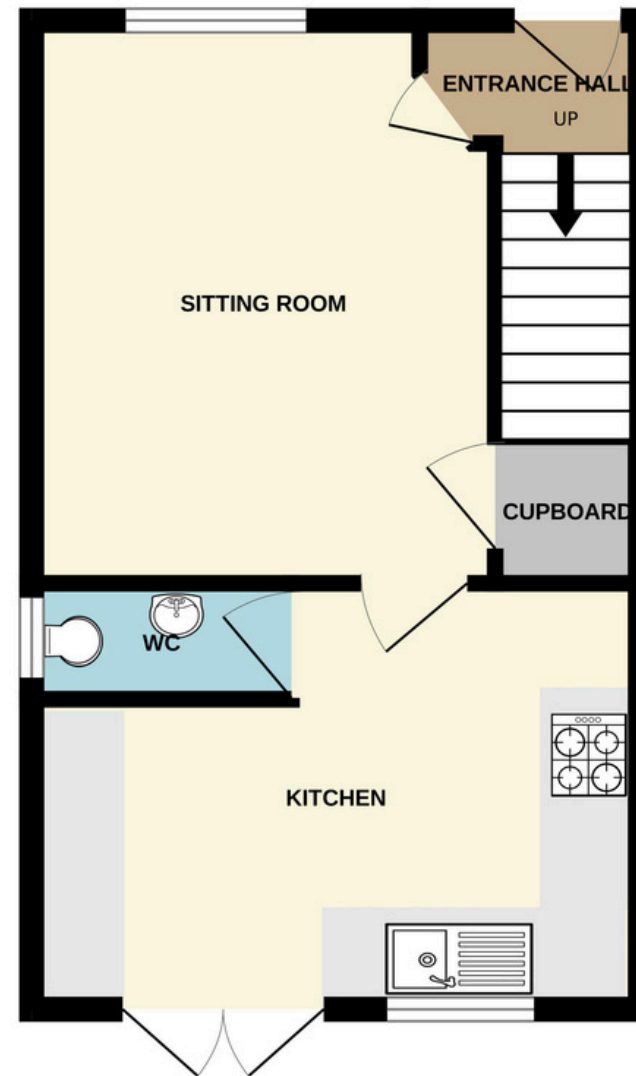
To the rear, the property enjoys a fully enclosed garden, predominantly laid to lawn, with a patio area and a timber shed benefiting from power and lighting, providing useful additional storage or workspace.

The property further benefits from off-road parking for two vehicles arranged in tandem.

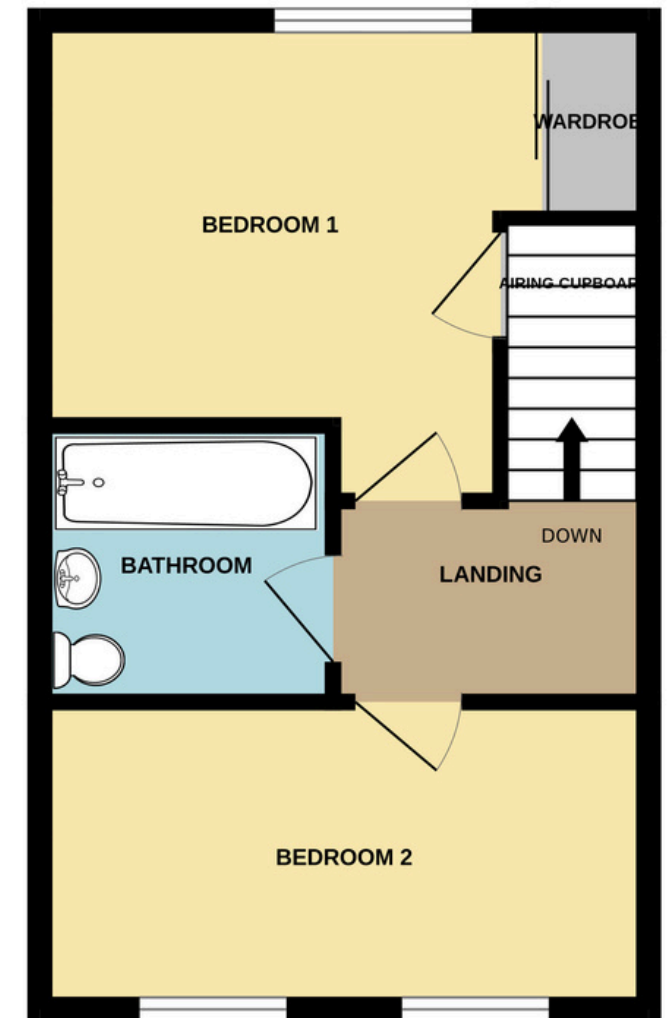




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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