



BUZZARD RISE, STOWMARKET

IP14 5JE

£230,000
FREEHOLD

A well-presented two-bedroom mid-terrace home, ideally situated on the popular Cedars Park development in Stowmarket, offering modern and comfortable living throughout. The ground floor comprises a convenient cloakroom, modern fitted kitchen and a spacious sitting/dining room, with French doors opening onto the lovely enclosed rear garden. Upstairs, the property benefits from a generous master bedroom with en-suite, alongside a second bedroom served by a family bathroom. Outside, the enclosed rear garden provides an attractive and private space to enjoy, with the additional benefit of an allocated parking space. The property is conveniently located within easy reach of a range of local amenities, Stowmarket town centre and the train station. Offering well-proportioned accommodation in a popular and convenient location, this home would make an excellent choice for first-time buyers, investors or commuters. Early viewing is highly recommended to appreciate all this property has to offer.

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BUZZARD RISE

- Well Presented Two Bedroom Home • Spacious Sitting/Dining Room • Well Appointed Kitchen • Gas Fired Central Heating • Master Bedroom With En-Suite • Allocated Parking For One Vehicle • Groundfloor Cloakroom • Close To Local Amenities & Transport Links • Viewing Is Highly Recommended • Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with stairs to the first floor. Radiator.

Cloakroom

WC and wash basin. Window to front. Radiator.

Kitchen

Modern kitchen with a range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Integrated electric oven with four ring gas hob and extractor hood over. Space for a full fridge freezer and washing machine. Window to front. Radiator.

Sitting/Dining Room

Spacious sized room with understairs cupboard. French doors leading out the rear garden. Two windows to rear. Radiators.

Landing

Loft access. Radiator.

Bedroom 1

Double bedroom with built in wardrobes. Window to front. Radiator.

En-Suite

WC and wash basin. Shower cubicle. Window to front. Radiator.

Bedroom 2

With built in wardrobes. Airing cupboard. Window to rear. Radiator.

Bathroom

WC and wash basin. Bath with mixer taps and shower attachment. Radiator.

Outside

Front Garden

With low maintenance decorative stones and shrubs. Paved pathway to the front door.

Rear Garden

Fully enclosed with patio seating area covered by a pergola. The remainder of the garden is laid to lawn with raised flower beds and a decorative block paved seating area. A pathway leads to the shed and rear gated access.

Parking

Allocated parking.

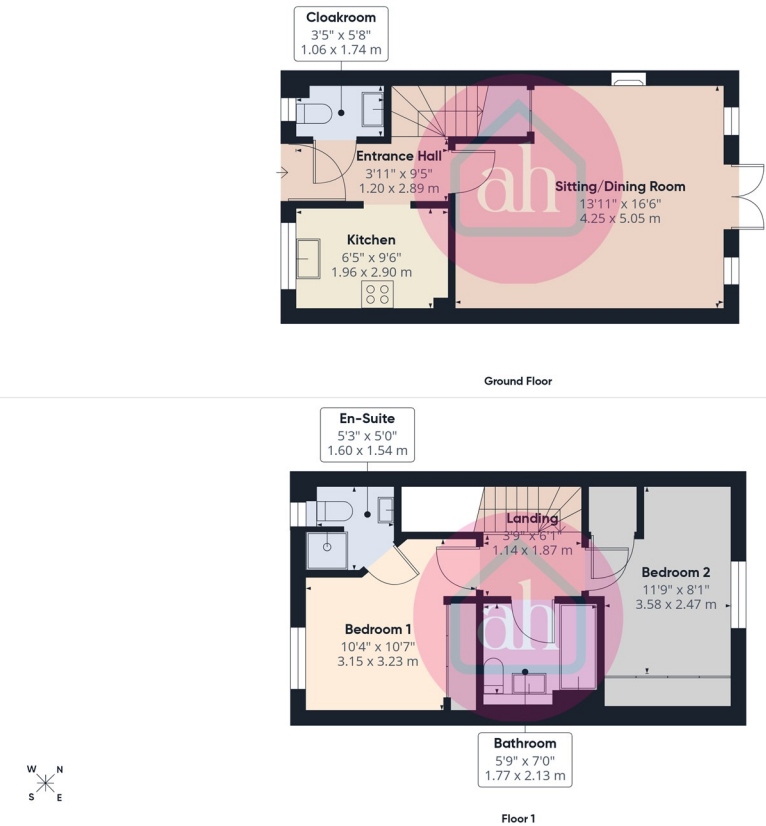
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BUZZARD RISE





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Approximate total area⁸¹

661 ft²

61.4 m²

(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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

EPC Rating: Council Tax Band: B

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