

# BUCKS

PROPERTY AGENTS



22 Peregrine Drive, Stowmarket, IP14 5GG

Asking Price £415,000

- Five Bedrooms
- Two Reception Rooms
- Kitchen/Diner
- Gas Radiator Central Heating
- Tandem Garage
- Link Detached House
- Four Bathrooms
- Sealed Unit Double Glazed
- Shared Private Driveway
- Cul-De-Sac Location

# 22 Peregrine Drive, Stowmarket IP14 5GG

Situated in a tranquil cul-de-sac on Peregrine Drive, Stowmarket, this impressive well presented link detached house offers a perfect blend of space and modern living, with shutters throughout the property for that additional privacy. With five well-proportioned bedrooms, this home is ideal for families seeking comfort and convenience. Three of the bedrooms benefit from en-suite bathrooms, providing added privacy and ease for family members or guests, in addition to the en-suites, there is a well-appointed family bathroom, ensuring that everyone has access to modern facilities. The property boasts two spacious reception rooms, allowing for versatile living arrangements, whether you prefer a formal sitting area or a relaxed family space. The heart of the home is undoubtedly the contemporary kitchen/diner, which was fitted just two years ago. This inviting area features French doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living, perfect for entertaining or enjoying a quiet evening. The property also includes a tandem garage, complete with an up-and-over door, power and light connected, and a personnel door to the side, providing ample storage and convenience for your vehicles and belongings.

With parking available for one vehicle, this home is not only practical but also situated in a peaceful neighbourhood, making it an excellent choice for those looking to settle in a friendly community. This property truly represents a wonderful opportunity for anyone seeking a spacious and stylish family home in 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.



Council Tax Band: E



### Entrance Hall

With stairs leading to first floor, built-in cupboard, Amtico floor and radiator.

### Sitting Room

With window to front, electric fire with marble heath and surround, TV point and radiator. With double glazed doors leading into:-

### Dining Room

With full length windows to rear and French doors leading to rear ideal for indoor/outdoor entertaining additionally filling the room with natural light and radiator.

### Kitchen/Diner

With window to rear, range of modern high and low units, island with cupboards, quartz worktops and splashbacks, sink and drainer, induction hob S burner, eye level double oven side by side, integrated full length fridge, integrated freezer, integrated washing machine, integrated dishwasher, cupboard housing boiler, door leading to outside, tiled floor and radiator.

### Cloakroom

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

### First Floor Landing

With stairs leading to second floor, airing cupboard housing mega flo tank and radiator.

### Bedroom One

With windows to front and side, fitted triple wardrobe and two radiators.

### En-Suite

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

### Bedroom Five

With window to rear, built-in single wardrobe and radiator.

### Bedroom Four

With window to rear, built-in double wardrobe and radiator.

### En-Suite

With corner shower cubicle, low level W/C, pedestal basin, 1/2 tiled walls and radiator.

### Family Bathroom

With window to front, bath with mixer tap, corner shower cubicle, low level W/C, pedestal basin, tiled splashbacks, vinyl floor and radiator.

### Second Floor Landing

With Velux window.

### Bedroom Two

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

### En-Suite

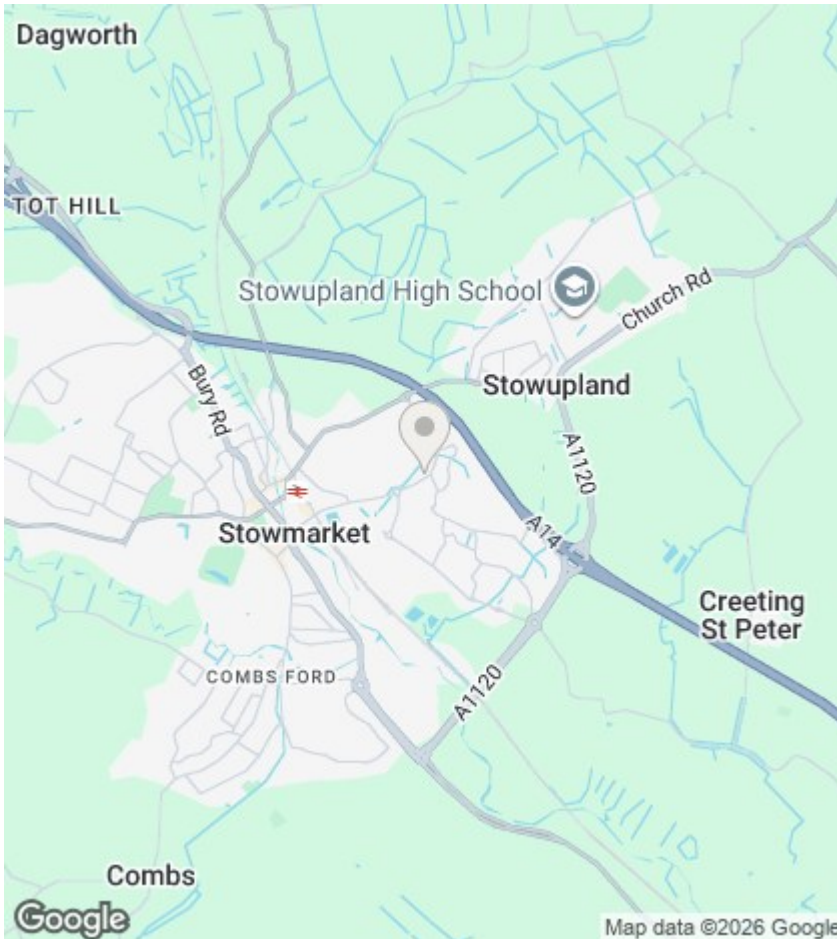
With Velux window, corner shower cubicle, low level W/C, pedestal basin, extensively tiled splashbacks, vinyl floor and radiator.

### Bedroom Three

With window to front and Velux window to rear, eaves storage, fitted wardrobe, loft access and two radiators.

### Outside

To the front of the property is a shared private block paved driveway leading to a tandem garage with up and over door, power and light connected and personnel door to side. To the rear of the property is a rear garden comprising of two decking areas ideal for outside entertaining, lawn, shrubs, gravel area, shed, outside tap, electric points and for privacy and seclusion is fenced 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 Mortimber 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:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		80	
(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	



Total Area: 180.4 m<sup>2</sup> ... 1941 ft<sup>2</sup>