
THE
LARK
PARTNERSHIP
Stowmarket | Suffolk

# A Sense Of Space...

A bright and welcoming entrance hall creates an excellent first impression, with stairs rising to the first floor and doors leading to the principal reception rooms. A useful downstairs cloakroom completes the ground floor accommodation.

Positioned at the front of the property, the sitting room is a generous yet cosy space, ideal for relaxing at the end of the day. An attractive open archway connects seamlessly with the dining and family area, creating a wonderful sense of flow whilst still allowing each space to retain its own identity.

Without doubt the standout feature of the home is the exceptional open-plan kitchen and entertaining space. Beautifully remodelled only a year ago, the contemporary kitchen has been thoughtfully designed with an extensive range of navy shaker-style units, quartz worktops, integrated appliances, a breakfast bar and stylish copper-effect handles, creating a finish that feels both modern and timeless. Plantation shutters, feature lighting and air conditioning further enhance the space.  A separate utility room provides additional storage, space for laundry appliances and direct access from the kitchen, helping to keep the main living space practical and clutter free. A separate utility room provides additional storage, space for laundry appliances and direct access from the kitchen, helping to keep the main living space practical and clutter free.











## Perfect for entertaining...

Beyond the kitchen, the impressive rear extension transforms everyday family living. Flooded with natural light from the glazed lantern roof and full-width bi-fold doors, it provides the perfect setting for dining, entertaining or simply enjoying views of the garden throughout the seasons. During the summer months the doors can be opened completely, creating a seamless transition between the house and garden.















## Generous Rooms...

The first floor offers three generous bedrooms, including a superb principal suite complete with a dressing room and en-suite shower room. A second double bedroom also benefits from its own en-suite, while the remaining bedroom is served by the well-appointed family bathroom, making the layout ideal for growing families or visiting guests.

Occupying the top floor is a wonderfully versatile fourth bedroom. Whether used as a principal bedroom, guest suite, teenage retreat or home office, this spacious room enjoys elevated views across Stowmarket and the surrounding countryside, with spectacular sunsets providing a wonderful backdrop.





# A Desirable Position...



## Location...

The rear garden has been designed to be enjoyed, offering the perfect balance between outdoor entertaining and family life. A paved terrace sits immediately outside the bi-fold doors, creating an ideal space for alfresco dining, barbecues or simply relaxing in the sunshine, while the lawn provides plenty of room for children to play. Mature planting softens the boundaries and a charming ornamental pond adds character to the garden.

To the side of the property is a detached garage, complemented by a private driveway and additional parking to the front, comfortably accommodating three or more vehicles. The overall plot is both practical and manageable, allowing more time to enjoy the home and its surroundings.

Crossbill Road occupies one of Cedars Park's most desirable positions, tucked away within a peaceful cul-de-sac with no through traffic and directly opposite a large community green. The outlook gives the property an unusually open feel, while families will particularly appreciate Cedars Park Primary School being just 300 metres away across the green, making school runs both quick and safe.

Cedars Park continues to be one of Stowmarket's most sought-after areas thanks to its excellent convenience. Tesco Superstore is around a ten-minute walk away, Stowmarket's mainline railway station can be reached in under twenty minutes on foot, offering direct services to London Liverpool Street, Cambridge and Norwich, while the nearby A14 provides excellent road links across Suffolk and beyond. Combined with nearby parks, open green spaces and excellent everyday amenities, it is a location that perfectly complements modern family living.







# Key Information

LOCAL SCHOOLS:

- Cedars Park Community Primary School. 0.27 Miles, Rated Good
- Combs Ford Primary School, 0.95 Miles, Rated ' Combs Ford Primary School was inspected under Ofsted's modular framework. While overall single-word grades are no longer issued, the school achieved 'Good' ratings for Behaviour & Attitudes, Personal Development, and Early Years Provision, while Quality of Education and Leadership were rated as 'Requires Improvement'
- Abbot's Hall Community Primary School, 1.15 Miles, Rated Good
- Stowupland High School, 0.79 Miles, Rated 'Current Status: Awaiting new framework inspection (following September 2024 trust transfer).'

LOCAL AUTHORITY:

Mid Suffolk District Council
Council Tax Band E

TENURE:

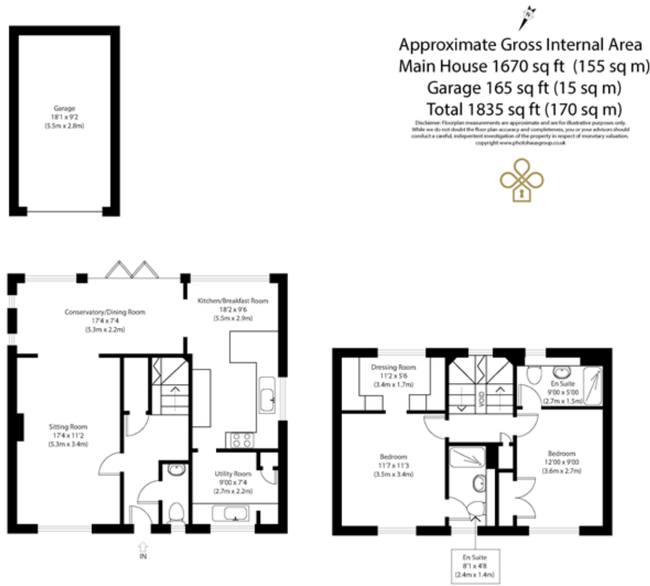
Freehold

SERVICES:

| | |
|---|---|
| Heating Type | Gas |
| Electricity | Mains |
| Water | Mains |
| Sewerage | Mains |




The Property Ombudsman




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