



126 Kittiwake Court, Stowmarket, IP14 5GS

Price £130,000

- One Bedroom
- Open Plan Living, Dining and Kitchen.
- Telephone Entry System
- Gas Radiator Central Heating
- Close To Local Amenities
- Ground Floor Flat
- Juliet Balcony
- UPVC Windows
- Off Road Parking For One Vehicle

# 126 Kittiwake Court, Stowmarket IP14 5GS

Welcome to this charming apartment located in the desirable Kittiwake Court, Stowmarket. This delightful property features an open plan living, dining, and kitchen area, creating a spacious and inviting atmosphere perfect for both relaxation and entertaining. The sitting room is enhanced by a lovely Juliet balcony, allowing natural light to flood the space while providing a pleasant view. The apartment comprises one well-proportioned bedroom and a modern bathroom, making it an ideal choice for individuals or couples seeking a comfortable home. The convenience of a telephone entry system adds an extra layer of security and ease of access. Additionally, this property offers off-road parking for one vehicle, a valuable feature in today's busy world.

Its prime location means you are just a stone's throw away from local amenities, ensuring that everything you need is within easy reach within 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. This apartment presents a wonderful opportunity for those looking to enjoy a modern lifestyle in a vibrant community. Don't miss your chance to make this lovely space your new home.



Council Tax Band: A



### **Entrance Hall**

With telephone entry system, shelved airing cupboard housing mega flo tank, laminate floor and radiator.

### **Sitting Room/Dining Room**

With Juliet balcony with double glazed doors to front and window to rear, TV point, laminate floor and two radiators.

### **Kitchen**

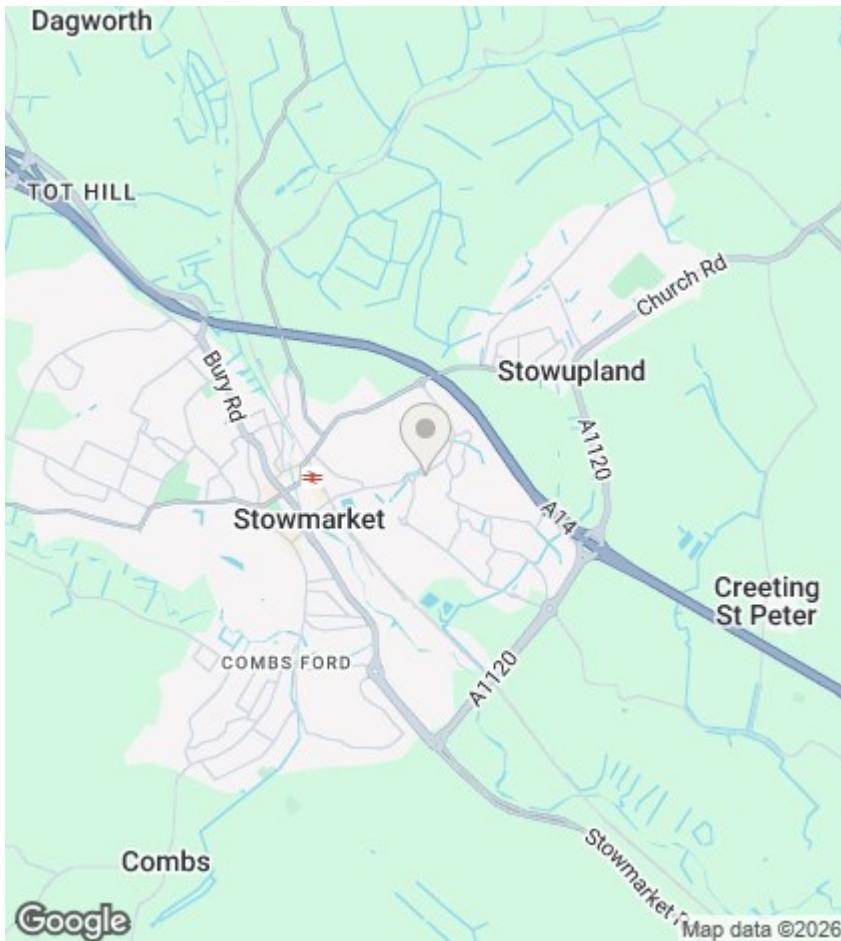
With window to rear, range of high and low units, stainless steel sink and drainer, matching worktops and splashbacks, gas hob with extractor hood and fan, electric oven, integrated fridge freezer, cupboard housing boiler and laminate floor.

### **Bedroom One**

With window to rear and radiator.

### **Bathroom**

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



## 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 2nd exit onto Mortimer Rd Turn right onto Creeting Rd E Turn right onto Kittiwake Ct Destination will be on the right Arrive: Kittiwake Ct, Stowmarket IP14 5GS, UK

## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

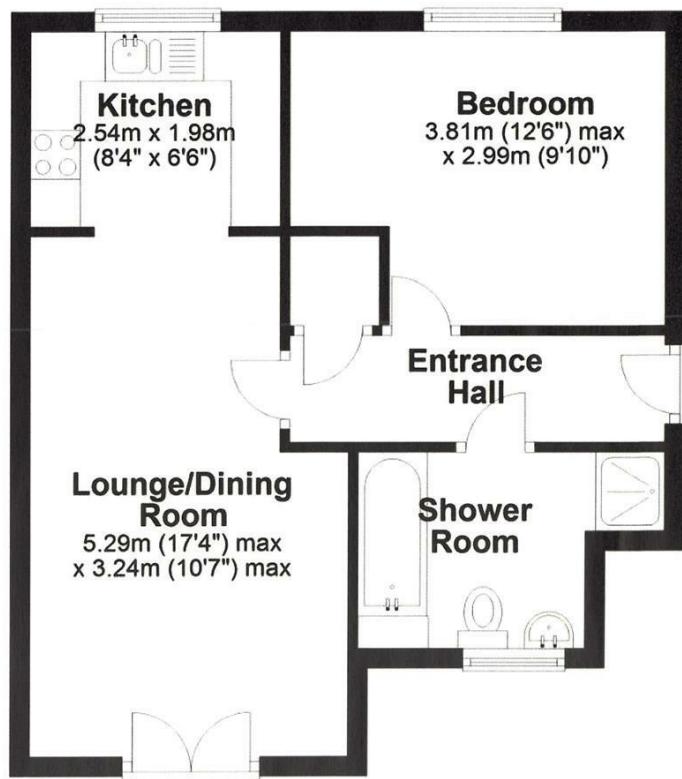
## EPC Rating:

C

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

## Ground Floor

Approx. 43.1 sq. metres (463.7 sq. feet)



Total area: approx. 43.1 sq. metres (463.7 sq. feet)