



GUILLEMOT CLOSE, STOWMARKET

STOWMARKET, IP14 5GJ

£350,000
FREEHOLD

Situated on the sought after Cedars Park Development, this well presented semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. The ground floor boasts three well-proportioned reception rooms, including a bright sitting room perfect for relaxation, a dining room ideal for entertaining, and a study that offers a quiet space for work or study. The kitchen is well designed and leads to a convenient utility area. Upstairs, you will find four generously sized bedrooms, two of which benefit from en-suite bathrooms, providing added privacy and convenience. A family bathroom serves the remaining bedrooms. Outside, the property features beautifully landscaped gardens, offering a serene outdoor space for family gatherings. Additionally, there is a garage and parking available for up to three cars.

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GUILLEMOT CLOSE,

- Substantial Semi-Detached Four Bedroom Home
- Stylish Kitchen & Utility Room
- Master Suite and Guest Room With En-Suite
- Gas Fired Central Heating
- Garage & Driveway For Ample Parking
- Separate Dining Room & Study
- Groundfloor Cloakroom
- Large Enclosed Rear Garden
- Close To Amenities & Transport Links
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Stairs leading to the first floor.

Cloakroom

WC and wash basin. Tiled flooring. Radiator.

Kitchen/Breakfast Room

Modern kitchen with a range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Integrated eye level double oven, five ring gas hob with extractor hood over, full fridge freezer and space for a dishwasher. Window to front and archway into the utility room. Radiator.

Utility Room

Wall and base cupboard with inset sink and drainer. Door opening to the garden. Radiator.

Sitting Room

Well-proportioned room with French doors opening directly to the garden. Electric flame effect fire. Radiator.

Dining Room

Double doors into the kitchen. Window to rear. Radiator.

Study

Window to front. Radiator.

Landing

Airing cupboard and loft access.

Bedroom 1

Double room with window to front. Radiator.

En-Suite

WC and pedestal wash basin. Separate shower cubicle. Window to front. Radiator.

Bedroom 2

Double room with built in wardrobe. Window to rear. Radiator.

En-suite

WC and pedestal wash basin. Separate shower cubicle. Radiator.

Bedroom 3

Window to rear. Radiator.

Bedroom 4

Window to front. Radiator.

Bathroom

WC and pedestal wash basin. Bath with mixer taps. Window to side. Radiator.

Outside

Front Garden

The front garden is laid to low maintenance shingle offering space for parking. Driveway leading directly to the single garage with off road parking.

Rear Garden

A private and fully enclosed landscaped garden features a large block-paved patio, perfect for outdoor seating. Steps lead up to a beautifully maintained area of artificial grass, accented by raised beds and decorative stones.

Garage

Up and over door. Pedestrian door to the rear garden.

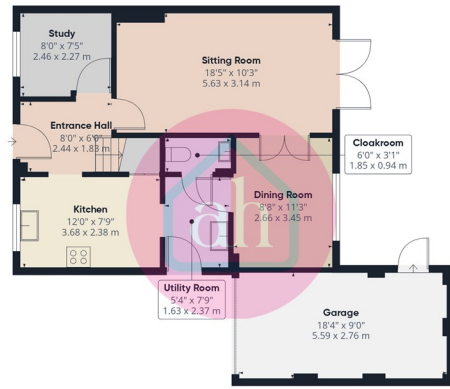
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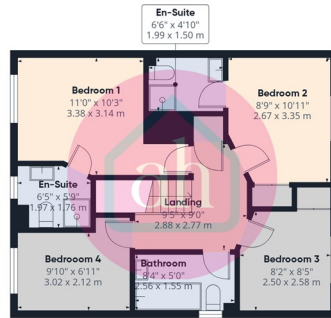
GUILLEMOT CLOSE,

REGENCY HOUSES





Ground Floor



Floor 1



Approximate total area^m
1260 ft²
117.2 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		84
(55-68) D	74	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: D

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