

Foxhall



Estate Agents

625 Foxhall Road
Ipswich IP3 8ND

Unit 4, Ropes Drive
Kesgrave IP5 2FU

01473 721133

01473 613296

info@foxhallestateagents.co.uk

www.foxhallestateagents.co.uk



Cormorant Drive

Stowmarket, IP14 5UE

Offers in excess of £375,000



4



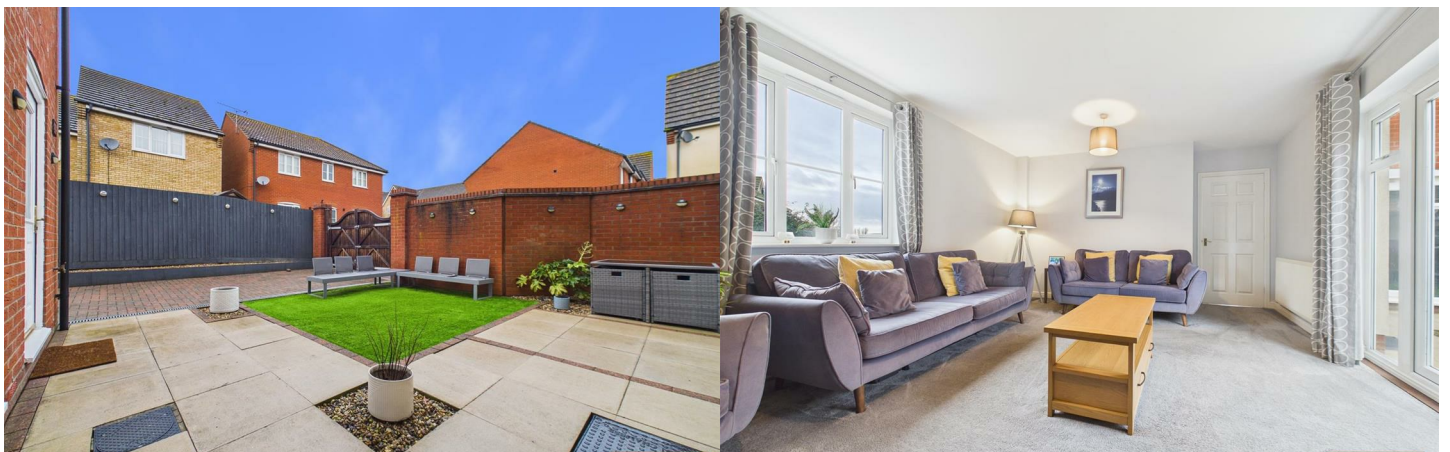
2



3



C



Cormorant Drive

Stowmarket, IP14 5UE

Offers in excess of £375,000



Cormorant Drive

NO ONWARD CHAIN - DETACHED FOUR BEDROOM HOUSE - OFF-ROAD PARKING FOR FOUR CARS COMFORTABLY WITH AN EV CHARGER POINT - WELCOMING ENTRANCE HALL - THREE RECEPTION ROOMS INCLUDING MODERN KITCHEN/BREAKFAST ROOM, LOUNGE, DINING ROOM AND OFFICE/STUDY - VERY WELL PRESENTED THROUGHOUT - FOUR FIRST FLOOR BEDROOMS - EN-SUITE SHOWER ROOM - FAMILY FOUR PIECE BATHROOM & DOWNSTAIRS CLOAKROOM W.C..

Foxhall Estate Agentsare delighted to offer for sale with no onward chain this four bedroom detached house situated in the popular up and coming town of Stowmarket.

The property boasts a large lounge, separate dining room, modern fitted kitchen/breakfast room, study/office, cloakroom W.C., welcoming entrance hall, four bedrooms, family four piece bathroom and en-suite shower room, a fully enclosed well maintained low maintenance rear garden with access to two parking spaces and two off-road parking spaces via a shingle driveway on the side of the property with access to a EV charge point.

Stowmarket offers plenty of local amenities including local shops, access to supermarkets, good school catchment (subject to availability), local bus routes into the town centre and easy access onto the A14.

In the valuer's opinion this is a very well presented four bedroom detached house and an early internal viewing is advised.

Front Garden

Partly enclosed via mature hedges giving you a pathway and shingle leading to the front door, accessing a shed down the side of the property, there is another separate shingle driveway which houses two cars comfortably giving you access to an EV charging point and a drive passage across the back giving you access to the double gates leading into the rear garden.

Entrance Hallway

Entry via a double glazed obscure door facing the front with a double glazed window facing the front and side, access to the stairs, radiator, laminate flooring throughout access to under stairs cupboard, doors to cloakroom W.C., dining room, office, lounge and the kitchen/breakfast room.

Cloakroom W.C.

Double glazed obscure window facing the front, vanity wash hand basin with a mixer tap and tiled splash-back, radiator, low-flush W.C. and laminate flooring.

Lounge

15'8" x 13'0" (4.78m x 3.96m)

Double glazed window facing the side, double glazed double French style doors to the side going out into the garden with double glazed windows either side, two radiators, feature fireplace with an electric fire on a stone base and surround with a wooden mantle.

Dining Room

13'8" x 8'8" (4.17m x 2.64m)

Double glazed window facing the front, double glazed window facing the side, radiator and laminate flooring.

Office

8'10" x 6'7" (2.69m x 2.01m)

Double glazed window facing the side and a radiator.

Kitchen/Breakfast Area

13'8" x 10'5" (4.17m x 3.18m)

Double glazed window facing the front, double glazed double French style doors to the rear with double glazed windows either side and a single double glazed door to the rear going into the garden. Wall and base fitted units with cupboards and drawers, stainless steel single sink bowl with a mixer tap above, integrated waste bin with three compartments, integrated dishwasher, integrated fridge freezer, double Bosch oven with a grill function, Bosch gas hob with a cooker hood above, roll-top worksurfaces, integrated washer/dryer, breakfast bar that fits three comfortably, plenty of cupboards including a large pantry cupboard, modern floor to ceiling radiator and fully tiled flooring.

Landing

Double glazed window facing the side, radiator, airing cupboard which houses the Worcester Combi boiler and doors to bedrooms one, two, three and four and the bathroom.

Bedroom One

13'0" x 9'11" (3.96m x 3.02m)

Double glazed windows to both sides of the bedroom, two built-in double wardrobes in a dressing area on the walkway to the room, radiator and a door to the en-suite shower room.

En-Suite Shower Room

7'6" x 5'0" (2.29m x 1.52m)

Double glazed obscure window to the side, heated towel rail, walk-in shower cubicle with a waterfall feature shower head, spotlights, lighted mirror, extractor fan, shaver point, vanity unit which holds a wash hand basin with a mixer tap, and a low-flush W.C., half tiled walls and splash-back and tiled flooring.

Bedroom Two

13'9" x 8'10" (4.19m x 2.69m)

Two double glazed windows to the rear, one double glazed window facing the front, radiator and a large built-in wardrobe.

Bedroom Three

13'7" x 8'6" (4.14m x 2.59m)

Double glazed window facing the front, double glazed window facing the side, radiator, access to a loft space and a double built in wardrobe.

Bedroom Four

9'8" x 8'3" (2.95m x 2.51m)

Double glazed window facing the front and a radiator.

Bathroom

9'1" x 7'3" (2.77m x 2.21m)

Double glazed obscure window facing the side, access to a loft space, extractor fan, lighted mirror, shaver point, heated towel rail, panel bath with mixer taps and shower attachment, pedestal wash hand basin with a mixer tap, low-flush W.C., separate walk-in shower with a spotlight, tiled splash-back, half tiled walls and tiled flooring.

Rear Garden

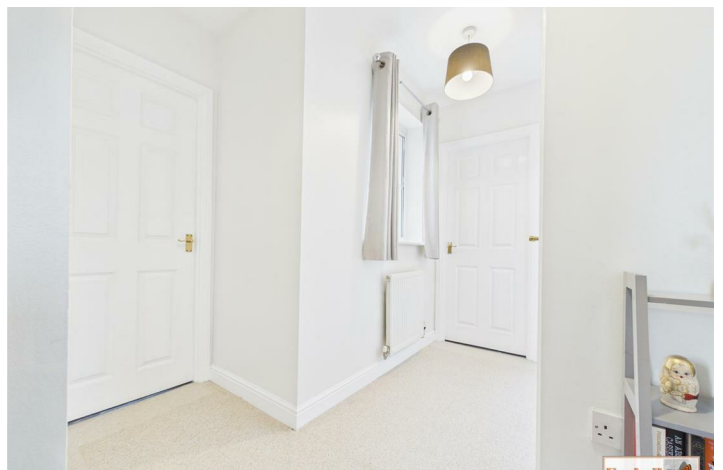
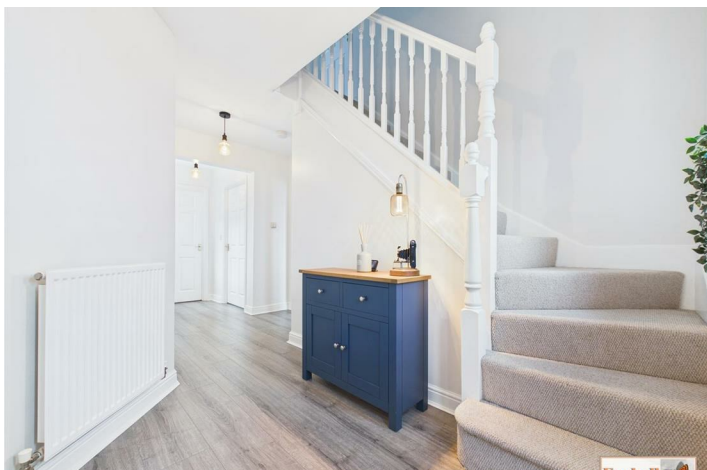
North Westerly facing fully enclosed rear garden enclosed via high brick walls and panel fencing with access to a large driveway giving you off-road parking comfortably for two cars via a large block paved area. Large L shaped patio area and an area that has artificial grass perfect garden for relaxing, alfresco dining and entertaining. There is also an outside tap and double wooden gates giving you access to the parking.

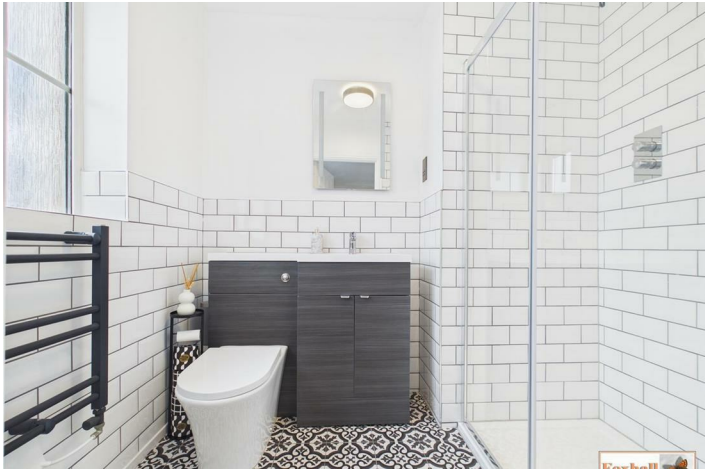
Agents Notes

Tenure - Freehold

Council Tax Band - E









Road Map



Hybrid Map



Terrain Map



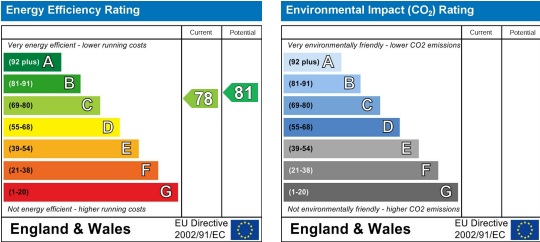
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.