



PARTRIDGE CLOSE STOWMARKET, IP14 5GX

£290,000
FREEHOLD

Located on the popular Cedars Park Estate in Stowmarket, this well-presented three-bedroom link-detached home offers ideal family accommodation. The ground floor comprises a welcoming entrance hall, cloakroom, spacious sitting room and a modern kitchen/dining room. Upstairs are three well-proportioned bedrooms, including a master bedroom with en suite, along with a family bathroom. Outside, the property benefits from a driveway and garage providing convenient off-road parking. The attractive split-level rear garden features a patio seating area with garage access, steps leading to a private lawn, raised flower beds and an additional seating area, perfect for relaxing or entertaining.

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PARTRIDGE CLOSE

- Spacious 3 Bedroom Family Home
- 2 Modern Bathrooms and Cloakroom
- Detached House with Garage
- Gas Central Heating
- Located on the Cedars Park Estate
- Located Within A 10 Minute Walk Of The Train Station With Direct Links To London
- Well Presented Throughout
- Popular Stowmarket Location
- Well Appointed Interiors
- Come And Take A Look At Our 360 Tour



Entrance Hallway

Stairs leading to first floor with storage cupboard underneath. Radiator.

Cloakroom

WC and wash hand basin. Radiator.

Kitchen/Dining Room

Range of base, wall and drawer units with work top over and inset sink. Integrated fridge/freezer, double oven with gas hob and extractor hood over, space for a washing machine. Dual aspect windows to side and rear with French doors leading to garden. Radiator.

Sitting Room

Bright and inviting room. Bay window to side. Radiator.

Landing

Loft access and storage cupboard. Radiator.

Bedroom 1

Window to side, built in wardrobes. Radiator.

En-Suite

WC, wash hand basin and double shower cubicle. Window to front. Heated towel rail.

Bedroom 2

Window to rear. Radiator.

Bedroom 3

Window to front and built in wardrobes. Radiator.

Bathroom

Stylish suite with WC, bath and wash hand basin. Window to front. Heated towel rail.

Outside

Front Garden

Front garden is low maintenance shingled with path leading to front door.

Rear Garden

Split level garden with patio and steps down to lawn and additional seating area. Pedestrian access to garage. Enclosed by fencing and brick wall.

Garage

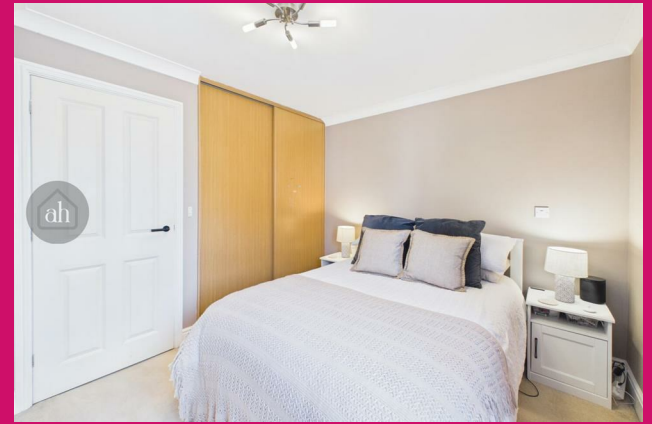
Power and light connected, up and over garage door

Disclaimer

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Approximate total area^m
 796 ft²
 73.8 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			89
(69-80) C		77	
(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	

EPC Rating: C Council Tax Band: C

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allhomes
 28 Thurston Granary, Station Hill
 Thurston
 Bury st Edmunds
 Suffolk
 IP31 3QU

01359 234444
 mail@allhomes.uk.com
 allhomes.uk.com