



Egret Drive, Stowmarket, IP14 5JQ

welcome to

Egret Drive, Stowmarket

Discover modern living in this charming, terraced home on Cedars Park. Enjoy an open-plan layout with a stylish kitchen with breakfast bar & living room with French doors to a low maintenance garden. Upstairs features two double bedrooms with built-in wardrobes & bathroom with four-piece suite.

Stowmarket

Stowmarket is a charming market town that beautifully blends historical allure with modern amenities. Known for its picturesque landscapes and welcoming community, this quaint town offers a perfect balance of rural tranquillity and urban convenience.

The town is home to several historic landmarks, including the magnificent St. Peter and St. Mary's Church and the Food Museum, which offers a fascinating glimpse into the region's past. The town centre retains its traditional charm, with a delightful mix of period architecture and modern buildings.

Regular local events, farmer's markets, and community gatherings foster a welcoming and inclusive atmosphere. The town's vibrant cultural scene includes theatres, art galleries, and musical performances that cater to diverse tastes and interests.

Stowmarket is well-connected, making it an attractive location for commuters. The town's railway station offers frequent services to London, Cambridge, and Norwich, ensuring that residents can easily access major cities for work or leisure. Additionally, the nearby A14 provides convenient road links to the rest of the country.

The town offers a variety of amenities, supermarkets, and a range of local shops and boutiques. Stowmarket's educational facilities are highly regarded, with several primary and secondary schools available to residents. Additionally, healthcare services are readily accessible, with local clinics and a hospital nearby.

Egret Drive

Welcome to this delightful terraced home located on the sought-after Cedars Park development, perfect for modern living. The ground floor boasts an open-plan layout that seamlessly combines a stylish kitchen area featuring a convenient breakfast bar with a spacious living room. French doors lead from the living room to a serene rear garden, creating a wonderful indoor-outdoor flow. Additionally, a handy downstairs cloakroom completes the ground floor amenities.

On the upper level, you will find two generously-sized double bedrooms, each equipped with built-in wardrobes, offering ample storage space. The landing provides access to the loft, adding an extra storage option. The contemporary bathroom is fitted with a luxurious four-piece suite, ensuring comfort and elegance.

The exterior of the property is designed for low maintenance, with a fence-enclosed garden that includes a patio and shingle areas, perfect for relaxing or entertaining. A rear access gate enhances convenience. To complement the home, there is also allocated parking, ensuring ease and accessibility.

Accommodation Entrance Hall

Part glazed front door, radiator and wood laminate flooring.

Kitchen/Living Room

Window to front, windows and French doors to rear, fitted with a range of wall and base units with roll top work surfaces and stainless steel single sink with drainer, breakfast bar, electric oven with hob and cooker hood, space for washing machine and wood laminate flooring.





Downstairs Cloakroom

Fitted with a low level WC and wall mounted sink, radiator and wood laminate flooring.

First Floor Landing

Access to loft and carpeted flooring.

Bedroom One

Window to front, built-in wardrobe, built-in cupboard, radiator and carpeted flooring.

Bedroom Two

Window to rear, built-in wardrobe, radiator and carpeted flooring.

Bathroom

Fitted with a four-piece suite comprising a panelled bath with mixer spray shower attachment over, back to wall WC, shower cubicle and wall mounted sink, heated towel rail, part tiled walls and vinyl flooring.

Outside Rear Garden

Fence enclosed with rear access gate, patio and shingle areas.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/SMK102259



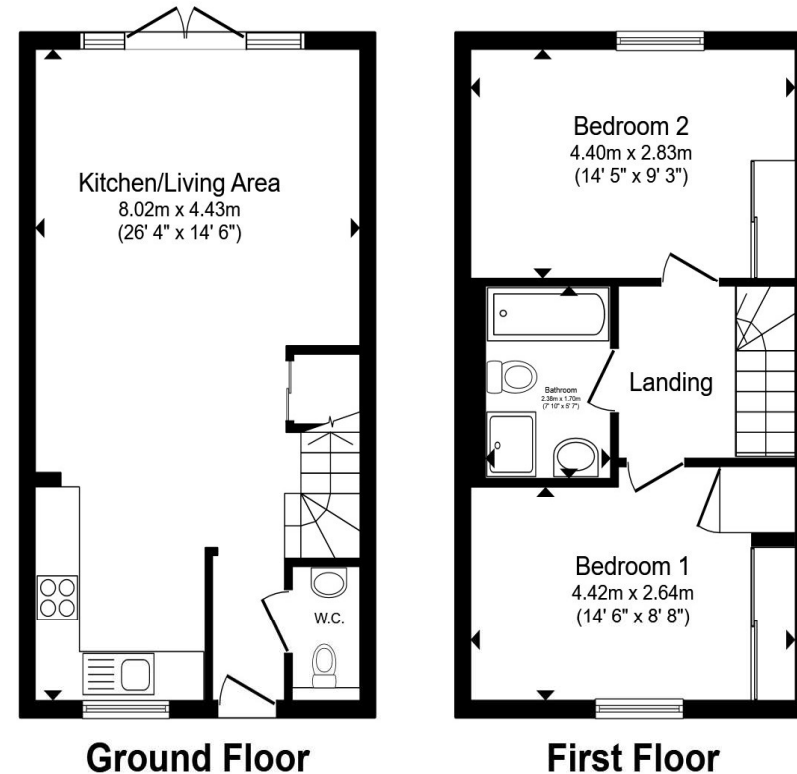
welcome to

Egret Drive, Stowmarket

- Well-Presented Terraced Home
- Modern Open Plan Ground Floor
- Two Double Bedrooms With Built In Wardrobes
- Low Maintenance Garden
- Popular Cedars Park Development

Tenure: Freehold EPC Rating: B
Council Tax Band: B

£245,000



Total floor area 70.3 m² (757 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown

view this property online williamhbrown.co.uk/Property/SMK102259



Property Ref:
SMK102259 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


william h brown



01449 614459



stowmarket@williamhbrown.co.uk



10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE



williamhbrown.co.uk