Rock Estates

Kestrel Drive

Stowmarket, IP14 5QU

Offers in excess of £260,000

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- ** NO ONWARD CHAIN **
- Spacious Living Room
- Cloakroom & Family Bathroom
- Landscaped Rear Garden
- Gas Central Heating
- Mid-Terrace Home
- Modern Kitchen/Dining Space
- Three Bedrooms
- Garage & Off Road Parking
- Walking Distance to Amenities

Set back from the road and enjoying a private position behind an attractive green area with mature trees and shrubs, this well-presented mid-terrace home offers spacious & stylish accommodation within the popular Cedars Park development.

Positioned on a quiet no-through road, the property is ideally suited to modern family living. The accommodation begins with a welcoming entrance hall and useful ground floor cloakroom. The spacious living room provides an inviting space for relaxing and entertaining, whilst to the rear of the property the modern kitchen/diner has been thoughtfully designed with sleek contemporary cabinetry, integrated oven and hob, ample worktop space and room for additional appliances. The dining area overlooks the rear garden, creating a sociable and functional space. To the first floor, there are three generously sized bedrooms, all offering excellent proportions for additional furniture. The family bathroom has been stylishly finished with a modern three-piece suite, including chrome fittings and contemporary terrazzo-style shower wall panels.

Outside, the rear garden has been thoughtfully landscaped to create a low-maintenance outdoor space ideal for dining, entertaining or relaxing. A recently completed patio area provides the perfect setting for outdoor seating, whilst artificial lawn and enclosed wooden fencing create a private and practical environment. The property also boasts a single garage en-bloc and off-road parking.

Cedars Park remains one of Stowmarket's most sought-after developments, popular for its green open spaces, family-friendly setting and excellent access to local amenities. The development offers schooling, play parks, walking routes and a convenience store, whilst Stowmarket town centre provides a wider range of shops, cafés, restaurants and leisure facilities. Stowmarket railway station offers direct links to London Liverpool Street, with the nearby A14 providing excellent road connections across Suffolk and beyond.

Front
Set back from the road and occupying a private position the property is approached via a no through road. Steps lead to the front door, which opens to:

Entrance Hall
Oak effect flooring. Radiator. Door to:

Cloakroom
Low level W.C. Pedestal hand wash basin. Radiator.

Living Room
16'8" max x 15'1" (max) (5.09 max x 4.62 (max))
Double glazed window to front. Stairs to first floor. Two radiators. Door to:

Dining Area
8'9" x 7'10" (2.69 x 2.41)
Double glazed sliding patio doors to rear garden. Dark wood effect vinyl flooring. Radiator. Opening to:

Kitchen
8'7" x 7'2" (2.63 x 2.19)
Double glazed window to rear. Range of modern wall and floor mounted units and drawers with chrome handles. Worktop with inset grey composite sink and mixer tap over. Integrated oven. Inset four ring gas hob with glass splash back and extractor hood over. Space and plumbing for both a washing machine and dishwasher. Space for free standing fridge/freezer. Wall mounted gas combi boiler. Dark oak effect vinyl flooring.

Landing
Airing cupboard. Loft hatch. Doors to:

Bedroom One
13'5" x 8'7" (4.11 x 2.64)
Double glazed window to front. Radiator.

Bedroom Two
12'2" x 8'7" (3.71 x 2.64)
Double glazed window to rear. Radiator.

Bedroom Three
8'11" x 6'5" (2.72 x 1.96)
Double glazed window to rear. Radiator.

Bathroom
Double glazed window to front. Bath with multi function shower attachment including rainfall style shower head. Low level W.C. Pedestal hand wash basin. Terrazzo style shower wall panels. Oak effect flooring. Extractor fan. Radiator.

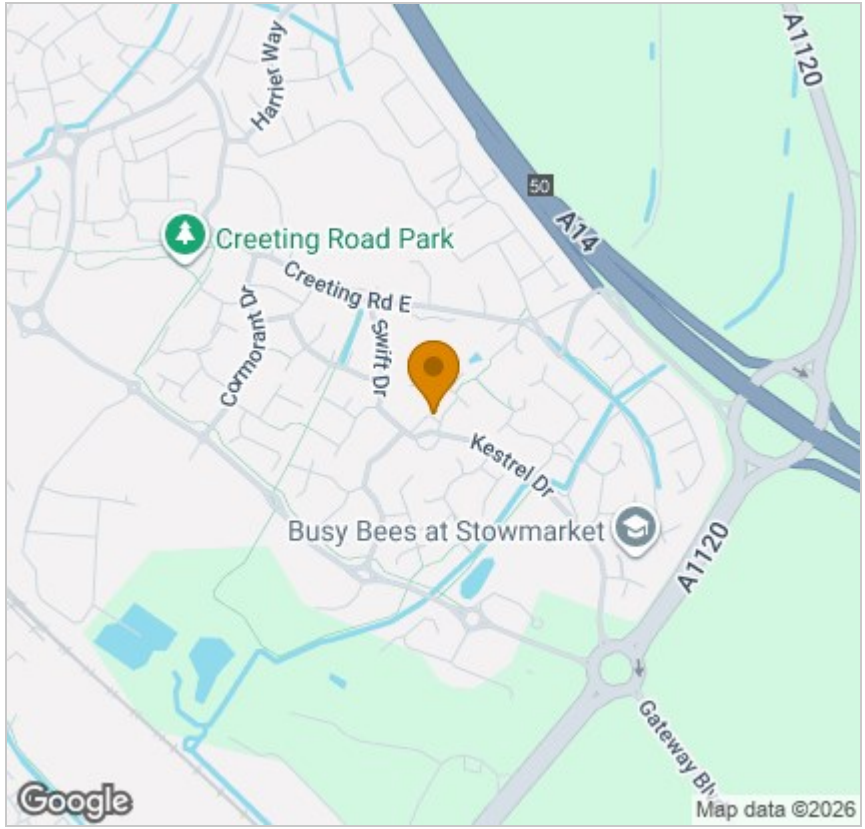
Rear Garden
The rear garden has been recently landscaped with a sizeable patio area perfect for outdoor dining, entertaining or relaxing. The low maintenance garden is partially laid to lawn with artificial grass and benefits from an outside tap and light. The garden has newly fitted wooden fence panels and side gate providing access to the front of the property.

Garage & Parking
Single garage with up and over door to the front.

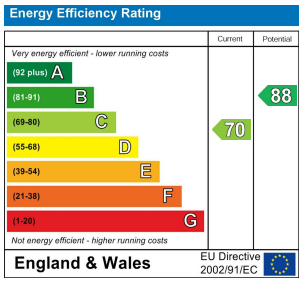
Off road parking in front of the single garage.

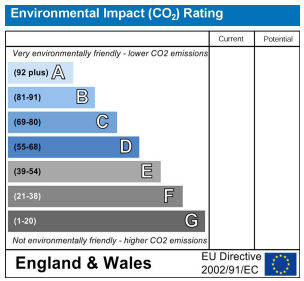
Floor Plan

Area Map



Energy Efficiency Graph





Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Rock Estates Suffolk Ltd, 119, High Street,, Needham Market,, Suffolk,, IP6 8DQ
Tel: 01449 723441 Email: info@estatesrock.co.uk www.rrea.co.uk