



Rock Estates



Phoenix Way
Stowmarket, IP14 5GF

£270,000



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Immaculately presented townhouse situated on the popular Cedars Park development in Stowmarket. Situated within walking distance to the town centre, train station and local schools it is a fantastic sized family home.

This well looked after family home offers a large kitchen/ dining/ living space to the ground floor, perfect for entertaining, that's leads out to the low maintenance rear garden. There is also a handy cloakroom just off the entrance hallway. To the first floor there is a double bedroom with built in wardrobes and charming Juliet balcony, a family bathroom and a large living room that could also be used as a fourth bedroom. To the second floor there are a further two double bedrooms with large built in wardrobes and an ensuite bathroom to one.

The rear garden has been finished with wooden decking, and a gate to the rear offers access to the garage and parking area.

Stowmarket is well serviced with a number of supermarkets and independent stores to the town centre. The train station provides a direct rail link to London Liverpool Street, and local primary and high schools are just a short distance away.

Early viewing is highly recommended to appreciate the standard of this property.





Front
Low maintenance front garden with stones and paved path leading to front door:

Entrance Hall
Double glazed window to front. Laminate flooring. Stairs to first floor. Doors to:

Cloakroom
4'9" x 3'10" (1.45 x 1.18)
Double glazed window to front. Low level W.C. Pedestal hand wash basin with tile splash back. Radiator. Cupboard housing wall mounted gas boiler.

Kitchen/ Diner/ Living Area
26'11" x 12'4" (8.21 x 3.78)
Kitchen - Range of wall and floor mounted units and drawers. Laminate work surface. Inset stainless steel sink with 1 1/2 drainer and mixer tap over. Integrated double oven. Integrated gas hob with extractor hood over. Integrated fridge/freezer. Integrated washing machine & dishwasher. Water Softener. Tiled floor.

Dining/ Living Area - Double glazed patio doors and side window panels to rear garden. Laminate flooring.

Landing
Stairs to second floor. Radiator. Doors to:

Living Room
13'8" x 12'5" (4.19 x 3.79)
Tow double glazed windows to rear. Two radiators.

Bedroom Three
8'4" x 9'1" (2.56 x 2.77)
Double glazed French doors to front with Juliet balcony. Built in wardrobe. Radiator.

Bathroom
8'0" x 5'5" (2.46 x 1.67)
Panelled bath. Pedestal wash basin. Low level W.C. Part tiled walls. Spotlights. Extractor fan. Stainless steel wall mounted towel rail.

Second Floor Landing
Built in cupboard. Loft hatch. Doors to:

Bedroom One
10'2" x 10'0" (3.12 x 3.05)
Double glazed window to rear. Built in wardrobes. Radiator. Door to:

Ensuite
6'0" x 5'11" (1.84 x 1.81)
Shower cubicle. Low level W.C. Pedestal hand wash basin. Part tiled walls. Spotlights. Extractor fan. Stainless steel heated towel rail.

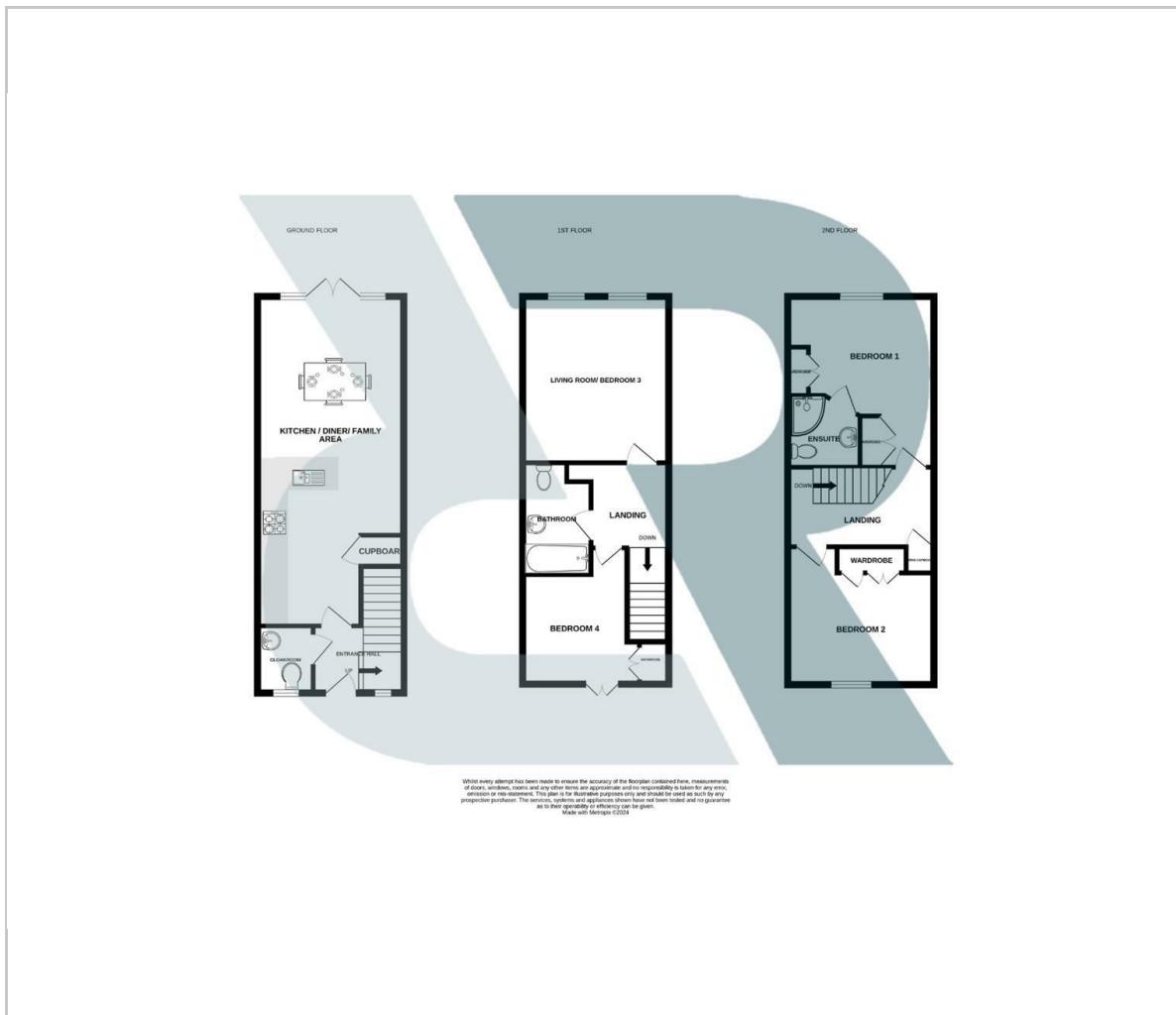
Bedroom Two
12'4" x 8'8" (3.77 x 2.65)
Double glazed window to front. Built in wardrobes. Radiator.

Rear Garden
The enclosed low maintenance rear garden has been fully landscaped with wooden decking. There is a gate to the side that leads to the parking area.

Garage & Parking
Single garage with up and over door to front. Parking in the communal area to the side of the property with one allocated parking space.
Leasehold garage with annual charge of approximately £250.00



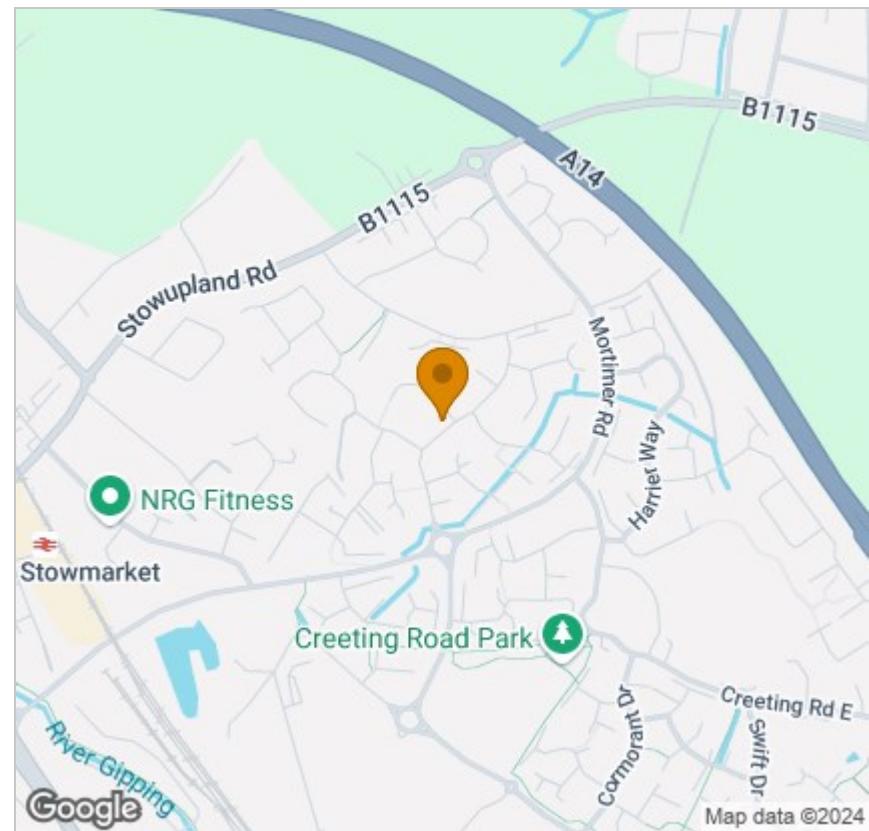
Floor Plan



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.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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