



Rock Estates



Buzzard Rise

Stowmarket, IP14 5JE

Guide price £260,000



# Buzzard Rise

Stowmarket, IP14 5JE

- Terraced Home
- Large Living Room
- Three Bedrooms
- Two Off Road Parking Spaces
- Popular Cedars Park Development
- Spacious Kitchen / Diner
- Cloakroom & First Floor Family Bathroom
- Master Bedroom with Ensuite
- Private Rear Garden
- Close to Amenities & A14 Road Links

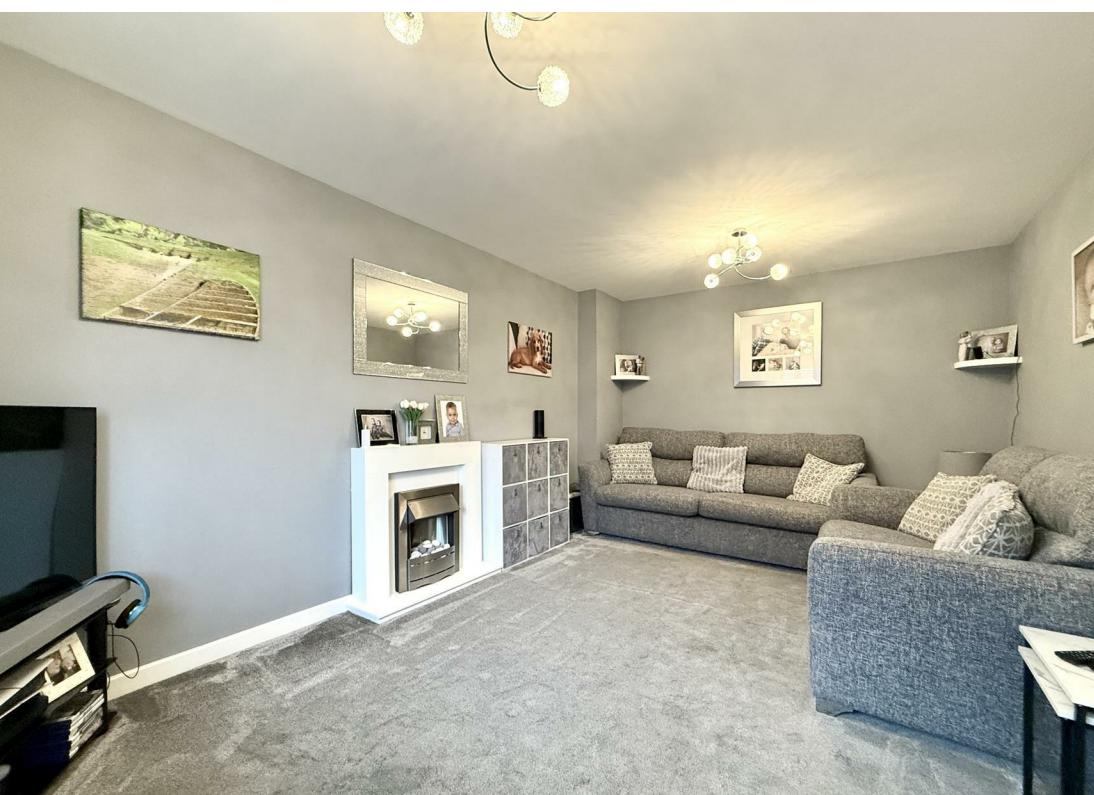


This well-presented terraced home offers generous and well-balanced accommodation, ideal for modern family living or professional buyers alike.

The ground floor offers both spacious and inviting living accommodation, with a sociable kitchen/diner providing ample worktop and cupboard space, the 'U' shaped kitchen flows seamlessly into the dining area where patio doors lead directly out to the rear garden, creating easy indoor and outdoor living, perfect for entertaining or everyday family life. The spacious living room offers ample space for relaxing, whilst across the hallway is a useful cloakroom.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefitting from its own en-suite shower room. A contemporary three-piece family bathroom serves the remaining bedrooms. Externally, the property enjoys a low-maintenance, enclosed rear garden, attractively laid with artificial grass and complemented by a patio area, ideal for outdoor seating and children's play. The home further benefits from two allocated parking spaces, adding valuable practicality.

Buzzard Rise is situated on the popular Cedar's Park development on the outskirts of Stowmarket, a thriving market town offering an excellent range of amenities. These include supermarkets, independent shops, cafés, leisure facilities, schools for all ages and a mainline railway station providing direct links to Ipswich, Bury St Edmunds and London Liverpool Street. The area is well placed for road access via the A14, while nearby countryside and riverside walks offer a welcome balance of town and rural living.





#### Front

Partly laid to lawn with mature bushes. Path leading to front door.

#### Entrance Hall

Stairs to first floor. Under stairs cupboard. Karndean oak effect flooring. Radiator. Doors to:

#### Cloakroom

Double glazed window to front. Low level W.C. Pedestal hand wash basin with tiled splash back. Amtico flooring. Chrome heated towel rail.

#### Living Room

16'2" x 10'5" (4.94 x 3.20)  
Double glazed window to front. Electric fireplace. Radiator.

#### Kitchen/ Diner

17'8" x 9'2" (5.39 x 2.81)  
Double glazed window and patio doors to rear garden. Range of wall and floor units and drawers. Ample work top space with inset stainless steel sink with mixer tap over. Integrated oven and four ring gas hob with extractor hood over. Space for washing machine and fridge/ freezer. Amtico flooring. Radiator.

#### Landing

Access to partly boarded loft with pull down ladder attached.

#### Bedroom One

10'9" x 9'10" (3.29 x 3.02)  
Double glazed window to front. Built in wardrobe with sliding mirror door. Radiator. Door to:

#### Ensuite

Shower cubicle with hand and rainfall shower heads. Low level W.C. Pedestal hand wash basin. Part tiled walls. Amtico flooring. Extractor fan. Chrome heated towel rail.

#### Bedroom Two

11'4" x 8'11" (3.47 x 2.73)  
Double glazed window to rear. Radiator.

#### Bedroom Three

8'4" x 7'10" (2.56 x 2.39 )  
Double glazed window to rear. Radiator.

#### Bathroom

Double glazed window to front. Bath with hand shower attachment. Low level W.C. Pedestal hand wash basin. Tiled walls. Amtico flooring. Extractor fan. Radiator.

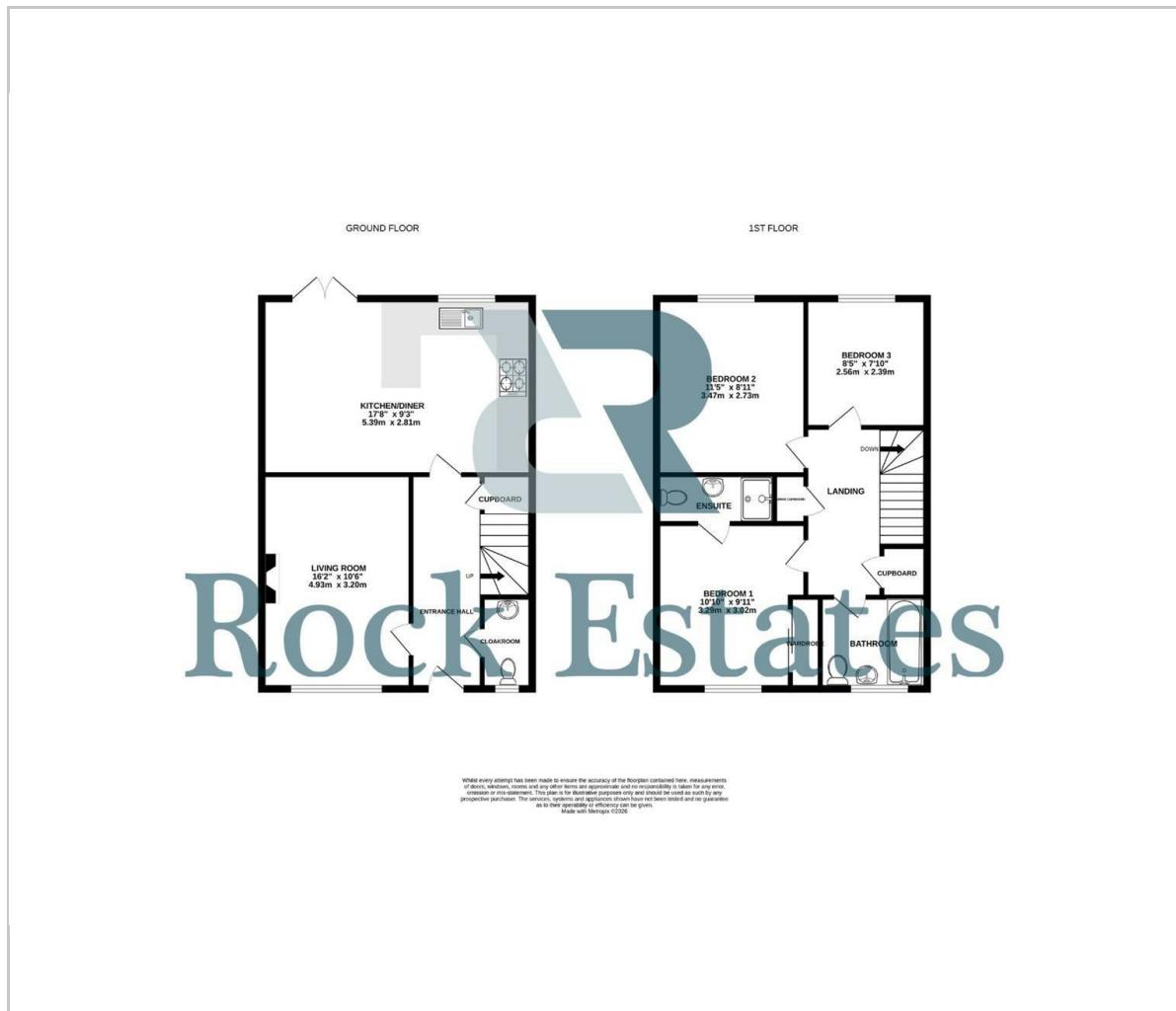
#### Rear Garden

The enclosed rear garden is partly laid to lawn with artificial grass with a patio area. There are a number of sheds providing useful storage space as well as an outside tap and electric points. A path leads to the rear gate providing access to the parking area.

#### Parking

Two off road parking spaces.

## 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

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