

BUCKS

— PROPERTY AGENTS —



17 Eagle Close, Stowmarket, IP14 5GY

Offers Over £250,000

- Semi Detached Home
- Downstairs Cloakroom
- Gas Radiator Central Heating
- Sealed Unit Double Glazing
- South East Facing Rear Garden
- Three Bedrooms
- En Suite to Master Bedroom
- New Boiler Installed January 2025
- Off Road Parking & Single Garage
- Cedars Park Development

17 Eagle Close, Stowmarket IP14 5GY

Nestled in the charming locale of Eagle Close, Stowmarket, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, ensuring ample space for relaxation and rest. The master bedroom is particularly appealing, featuring an en-suite bathroom that adds a touch of luxury to your daily routine. The heart of the home is undoubtedly the inviting kitchen/diner, which provides a perfect setting for family meals and entertaining guests. The layout is both practical and stylish, making it easy to enjoy culinary creations while engaging with loved ones. Additionally, a convenient cloakroom is located on the ground floor, enhancing the functionality of the living space. The property includes a comfortable reception room, ideal for unwinding after a long day or hosting gatherings. Outside, the rear garden is a true highlight, featuring a raised decking area and a patio, perfect for alfresco dining or simply soaking up the sun. The garden offers a private retreat, ideal for both relaxation and outdoor activities. For those with vehicles, the property provides off-road parking for one vehicle, along with a single garage located at the rear, ensuring that parking is never a concern.

In summary, this semi-detached house on Eagle Close is a wonderful blend of comfort, convenience, and outdoor space, making it an ideal choice for anyone looking to settle in the vibrant community of Stowmarket offering something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich. Don't miss the chance to make this lovely property your new home.



Council Tax Band: C



Hallway:

With laminate style flooring, stairs to first floor, understairs storage and radiator.

Sitting Room:

With window front, TV point and radiator.

Kitchen/Diner:

With window to rear and French door leading to garden. Range of high and low level units, stainless steel sink and drainer, matching worktops and splashbacks, electric oven, and gas hob with extractor hood and fan, plumbing for washing machine and dishwasher and integrated fridge freezer. Laminate style flooring and radiator.

Cloakroom:

With low level WC, pedestal basin and radiator.

First Floor Landing:

With shelved airing cupboard that houses the hot water tank, loft access and storage cupboard.

Bedroom One:

With window to rear, built in wardrobe with glass sliding doors and radiator.

En Suite:

With corner shower in separate cubicle, low level WC, basin in vanity unit, vinyl flooring, fully tiled walls and heated towel rail.

Bedroom Two:

With window to front and radiator.

Bedroom Three:

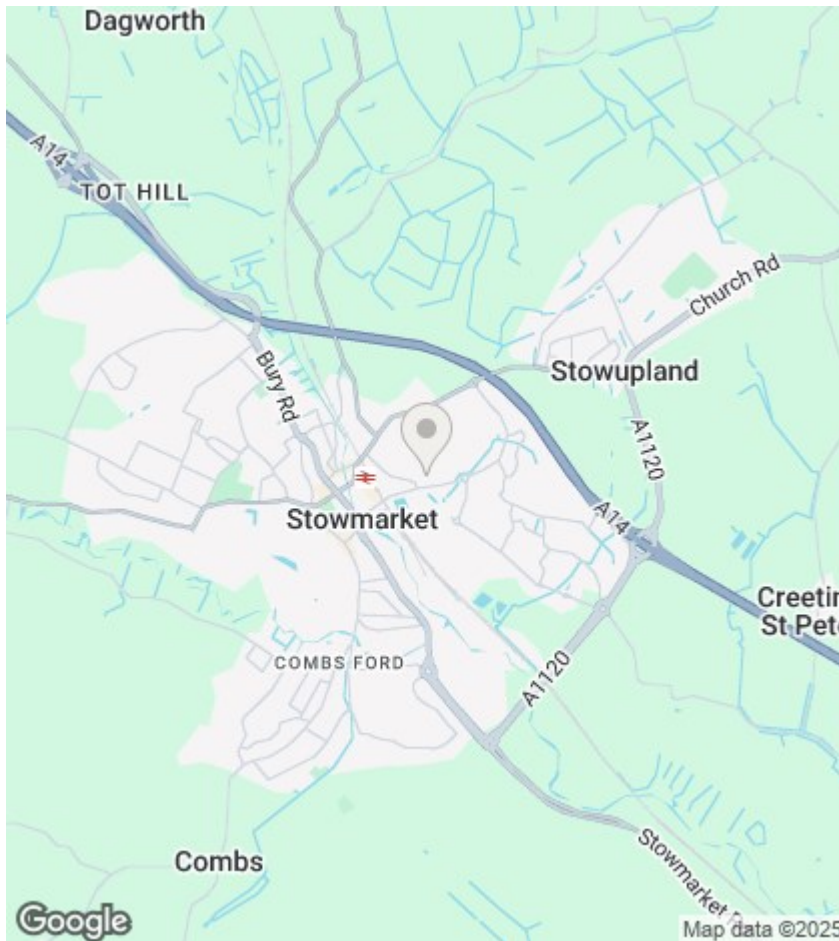
With window to rear and radiator.

Bathroom:

With window to front, bath with shower over, pedestal basin, low level WC, extensively tiled walls and vinyl flooring.

Outside:

To the front of the property are decorative pebbles either side of a pathway leading to the front door. A side gate leads to the rear garden that is south east facing and comprises of raised decking seating area, patio area, artificial grass and the garden is surrounded by fencing. There is a single garage with up and over door and one off road parking space to the rear of the property.



Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Turn left onto Navigation Approach At the roundabout, take the 1st exit onto Phoenix Way Turn left onto Wagtail Dr Turn left onto Skylark Way Continue straight to stay on Skylark Way Turn right onto Partridge Cl Turn left onto Eagle Cl Destination will be on the left

Viewings

Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	76	
(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	

