

# BUCKS

PROPERTY AGENTS



55 Buzzard Rise, Stowmarket, IP14 5JE

Price £270,000

- Three Double Bedrooms
- Cloakroom
- Sealed Unit Double Glazed
- Car Port
- Cedars Park Development
- Terraced House
- En-Suite to Master Bedroom
- Gas Radiator Central Heating
- Off Road Parking For Two Vehicles
- Close To Local Amenities

# 55 Buzzard Rise, Stowmarket IP14 5JE

Nestled in the charming area of Buzzard Rise, Stowmarket, this delightful mid-terrace house offers a perfect blend of comfort and modern living. With three well-proportioned double bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families or those seeking extra space. The inviting sitting room features elegant French doors that open directly into the rear garden, creating a seamless connection between indoor and outdoor living. This space is perfect for entertaining guests or enjoying quiet evenings at home. Additionally, the property boasts a convenient cloakroom, enhancing the practicality of daily life. For those with vehicles, the house includes a car port and off-road parking for two vehicles, ensuring that parking is never a concern. The location itself is a wonderful blend of tranquillity and accessibility, making it an excellent choice for anyone looking to settle in a friendly community.

This property is not just a house; it is a home waiting to be filled with memories. With its thoughtful layout and desirable features, it presents a fantastic opportunity for prospective buyers or renters alike. With the area of Buzzard Rise within Stowmarket offers 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. Do not miss the chance to make this lovely residence your own.



Council Tax Band: C



### Entrance Hall

With stairs leading to first floor and radiator.

### Sitting Room

With window to rear and French doors leading to rear garden ideal for indoor/outdoor entertaining additionally illuminating the room with natural light, built-in cupboard, TV point and two radiators.

### Kitchen

With window to front, range of high and low units, matching worktops and splashbacks, gas hob with extractor hood and fan, electric oven, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, cupboard housing boiler, vinyl floor and radiator.

### Cloakroom

With window to front, low level W/C, pedestal basin, vinyl floor and radiator.

### First Floor Landing

With shelved airing cupboard housing hot water tank and loft access.

### Bedroom One

With two windows to front, built-in wardrobes with glass sliding doors and radiator.

### En-Suite

With window to front, double shower cubicle, low level W/C, pedestal basin, 1/2 tiled walls, vinyl floor and radiator.

### Bedroom Two

With window to rear, loft access and radiator.

### Bedroom Three

With window to rear and radiator.

### Bathroom

With window to rear, bath, low level W/C, pedestal basin, 1/2 tiled walls, vinyl floor and radiator.

### Outside

To the front of the property is a pathway leading to the front door with shrubs. With a driveway to car port providing off road parking for two vehicles. To the rear of the property is a rear garden comprising of patio ideal for outside entertaining, lawn, raised decking area, shrubs, shed, access through side gate and for privacy and seclusion is fenced all around.



## Directions

Market Pl, Stowmarket IP14 1DT, UK 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 2nd exit onto Mortimer Rd Turn right onto Creeping Rd E Turn left onto Buzzard Rise Turn left to stay on Buzzard Rise Destination will be on the right Arrive: Stowmarket IP14 5JE, UK

## Viewings

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

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC