

# BUCKS

PROPERTY AGENTS



8 Blackbird Way, Stowmarket, IP14 5LW

Price £290,000

- Four Bedrooms
- En-Suite To Master Bedroom
- Patio Doors To Rear Garden
- Single Garage
- No Upward Chain
- Link Detached House
- Two Reception Rooms
- Off Road Parking Available
- Cedars Park Development
- Vacant Possession



# 8 Blackbird Way, Stowmarket IP14 5LW

Nestled in the charming area of Blackbird Way, Stowmarket, this delightful link-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms, including a master suite with the added luxury of an en-suite bathroom, this property is designed to cater to modern living. The house features two inviting reception rooms, perfect for both relaxation and entertaining guests. The layout is practical and flows seamlessly, allowing for a warm and welcoming atmosphere throughout. The two bathrooms ensure that there is ample space for family members and visitors alike. Outside, the property is equally impressive. A large patio in the rear garden provides an ideal setting for outdoor gatherings, barbecues, or simply enjoying the fresh air. The garden is a wonderful space for children to play or for gardening enthusiasts to cultivate their green thumbs. For those with vehicles, the property offers off-road parking along with a single garage that is equipped with power and light, making it a versatile space for storage or hobbies.

Importantly, this home comes as a vacant possession with no upward chain, allowing for a smooth and straightforward purchasing process. With its combination of space, convenience, and a lovely outdoor area, this property is a must-see for anyone looking to settle in 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.



Council Tax Band: C



### Entrance Hall

With understairs cupboard, laminate floor and radiator.

### Cloakroom

With window to side, low level W/C, hand basin, vinyl floor and radiator.

### Sitting Room

With window to front, TV point and two radiators.

### Dining Room

With patio doors leading into rear garden ideal for indoor/outdoor entertaining additionally filling the room with natural light, laminate floor and radiator.

### Kitchen

With window to rear, range of high and low units, stainless steel sink and drainer, tiled splashbacks, space for cooker with extractor hood and fan, space for fridge freezer and additional fridge, plumbing for washing machine, cupboard housing boiler, vinyl floor and radiator.

### First Floor Landing

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

### Bedroom One

With window to front, built-in wardrobe and radiator.

### En-Suite

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

### Bedroom Two

With window to rear and radiator.

### Bedroom Three

With window to front, loft access and radiator.

### Bedroom Four

With window to rear and radiator.

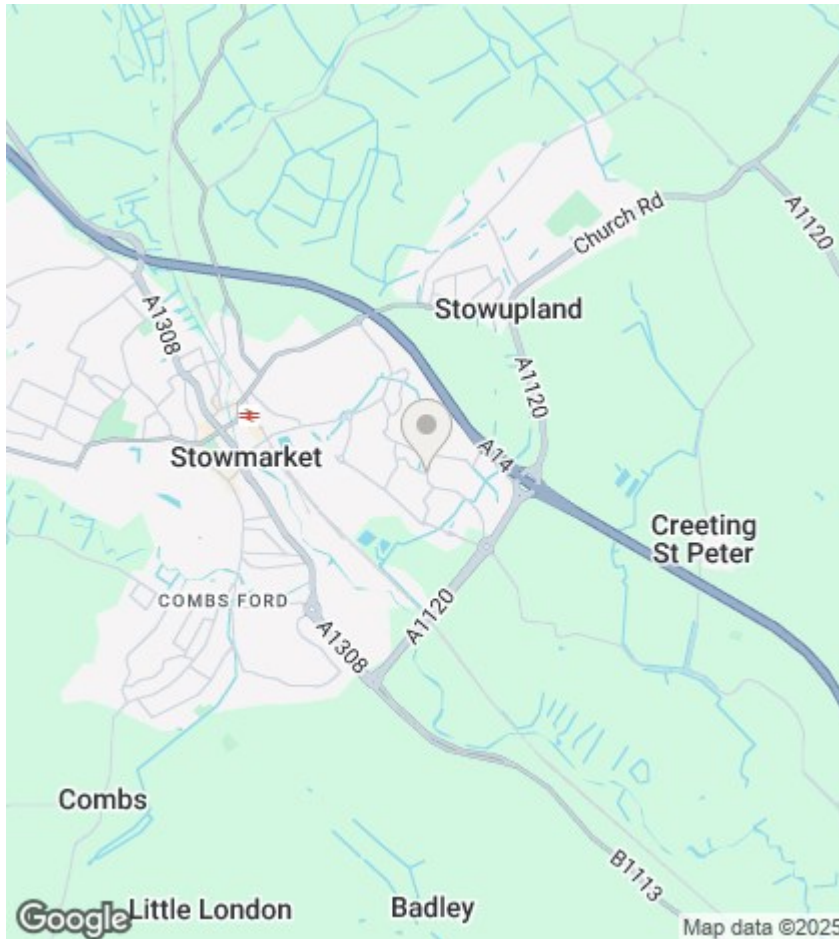
### Bathroom

With bath with mixer tap and shower attachment, low level W/C, pedestal basin, tiled splashbacks, shaver point, vinyl floor and radiator.

### Outside

To the front of the property is a pathway leading to the front door with storm porch, gravel area and slate with shrubs. To the side of the property is a

side gate leading to rear garden comprising of large patio area ideal for outdoor entertaining, brick wall and steps leading to raised lawn, mature shrubs and trees and from privacy and seclusion is fenced all around. With the property offering off road parking and single garage with up and over door, personnel door to rear and power and light connected.



## Directions

Market Place, 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 right onto Swift Dr Turn right onto Blackbird Way Destination will be on the right Arrive: Blackbird Way, Stowmarket IP14 5LW, UK

## Viewings

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

## EPC Rating:

D

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 85        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 68                      |           |
| (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 |           |