



**98 Kittiwake Court, Stowmarket, IP14 5GS**

**Offers Over £190,000**

- Two Double Bedrooms
- Freehold
- UPVC Windows
- Single Garage And Off Road Parking For One Vehicle
- No Upward Chain
- Coach House
- Open Plan Living/Kitchen
- Gas Radiator Central Heating
- Vacant Possession
- Cedars Park Development

# 98 Kittiwake Court, Stowmarket IP14 5GS

Welcome to this charming Freehold coach house located in the desirable Cedars Park Development in Stowmarket. This delightful property offers a perfect blend of modern living and convenience, making it an ideal choice for first-time buyers, small families, or those looking to downsize. Upon entering, you will find a spacious light and airy open plan living and kitchen area, designed to create a warm and inviting atmosphere. This layout is perfect for entertaining guests or enjoying a quiet evening at home. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The well-appointed bathroom adds to the comfort and functionality of the home. In addition to the interior features, this property comes with the added benefit of a single garage and off-road parking for one vehicle, ensuring that parking is never a concern. The availability of parking for two vehicles is a rare find in this area, making it even more appealing. One of the standout features of this property is that it is offered with vacant possession and no upward chain, allowing for a smooth and hassle-free purchase process. This is particularly advantageous for those looking to move in quickly and start enjoying their new home.

Situated in the vibrant community of Stowmarket, residents will benefit from a range of local amenities 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. In summary, this coach house at Kittiwake Court presents an excellent opportunity for those seeking a modern, low-maintenance home in a sought-after location. With its appealing features and prime position, it is sure to attract considerable interest. Do not miss the chance to make this lovely property your new home.



Council Tax Band: B



### **Entrance Hall**

With stairs leading to first floor, built-in cupboard, laminate floor and radiator.

### **Hallway**

With shelved airing cupboard housing boiler and mega flo tank, loft access and radiator.

### **Open Plan Sitting Room/Kitchen**

With two windows to side, TV point and two radiators. Opening into the kitchen :- With window to rear, range of high and low units, stainless steel sink and drainer, matching worktops and splashbacks, gas hob with extractor hood and fan, electric oven, space for fridge freezer, integrated washing machine and tiled floor.

### **Bedroom One**

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

### **Bedroom Two**

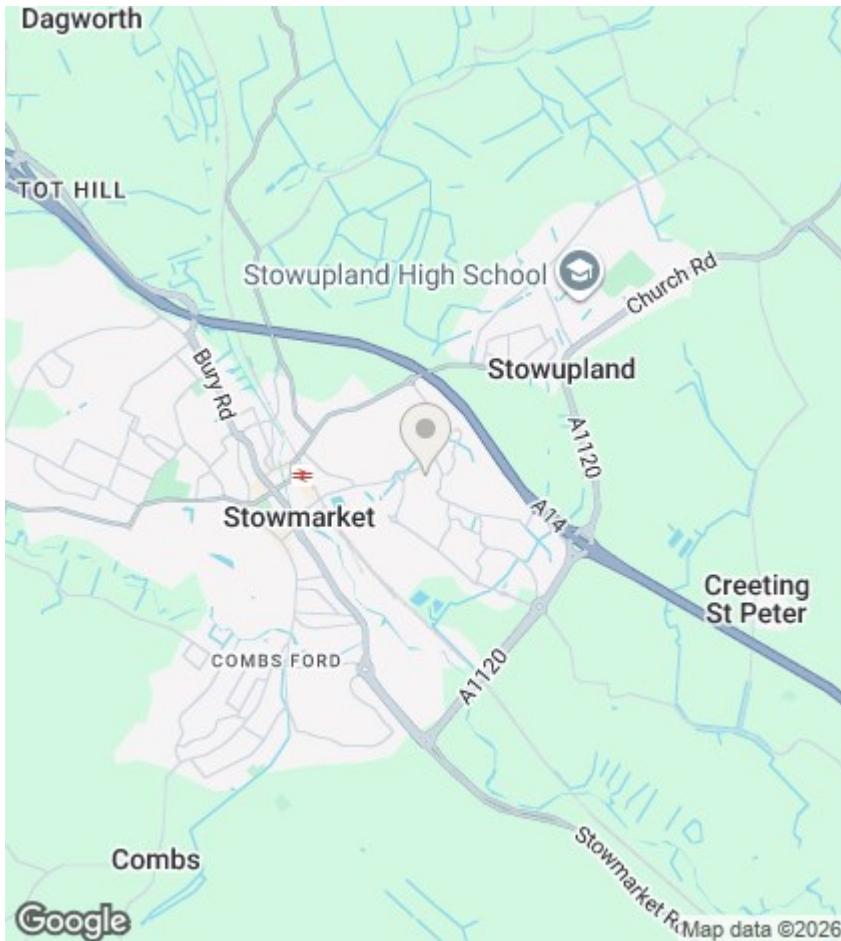
With window to rear and radiator.

### **Bathroom**

With window to front, bath, shower cubicle, low level W/C, pedestal basin, tiled splashbacks, tiled floor and radiator.

### **Outside**

To the front of the property is a pathway leading to the front door with gravel area. With the addition of a single garage with up and over door, power and light connected and tap also providing off road parking for one vehicle.



## 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 Creeting Rd E Turn right onto Kittiwake Ct Destination will be on the right Arrive: Kittiwake Ct, Stowmarket IP14 5GS, UK

## Viewings

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

## EPC Rating:

C

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