

BUCKS

PROPERTY AGENTS



118 Buzzard Rise, Stowmarket, IP14 5JF

Price £260,000

- Three Bedrooms
- En-Suite to Master Bedroom
- Sealed Unit Double Glazed
- Car Port and Off Road Parking
- Close to Local Amenities
- Semi-Detached House
- Cloakroom
- Gas Radiator Central Heating
- Cedar Park Development

118 Buzzard Rise, Stowmarket IP14 5JF

Welcome to this charming semi-detached house located in the desirable area of Buzzard Rise, Stowmarket. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. As you enter, you will be greeted by a newly fitted luxury vinyl tiled floor that flows throughout the ground floor, providing a modern and stylish touch. The spacious sitting room features elegant French doors that open directly into the rear garden, allowing for an abundance of natural light and a seamless connection to the outdoor space. This is perfect for entertaining guests or simply enjoying a quiet moment in your private garden. The master bedroom benefits from an en-suite bathroom, offering a touch of convenience and privacy. The additional two bedrooms are versatile and can be used as guest rooms, children's rooms, or even a home office, depending on your needs. For your convenience, the property includes a carport and off-road parking, ensuring that you have ample space for your vehicles.

The location in Buzzard Rise is not only peaceful but also well-connected, providing easy access to local amenities within 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. This semi-detached house is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of modern living. Do not miss the chance to make this lovely property your new home.



Council Tax Band: C



Entrance Hall

With stairs leading to first floor, new LVT floor and radiator.

Sitting Room

With window to rear and French doors leading to rear ideal for indoor/outdoor entertaining, TV point, storage cupboard, New LVT floor and two radiators.

Kitchen

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

Cloakroom

With window to front, low level W/C, pedestal basin, and New LVT floor.

First Floor Landing

With a shelved airing cupboard housing hot water tank and radiator.

Bedroom One

With two windows to front, triple fitted wardrobes to one wall with glass sliding doors, loft access and radiator.

En-Suite

With window to front, double shower cubicle, Newly fitted low level W/C, Newly fitted basin, half tiled walls, extractor fan, New vinyl floor and Newly fitted heated towel rail.

Bedroom Two

With window to rear and radiator.

Bedroom Three

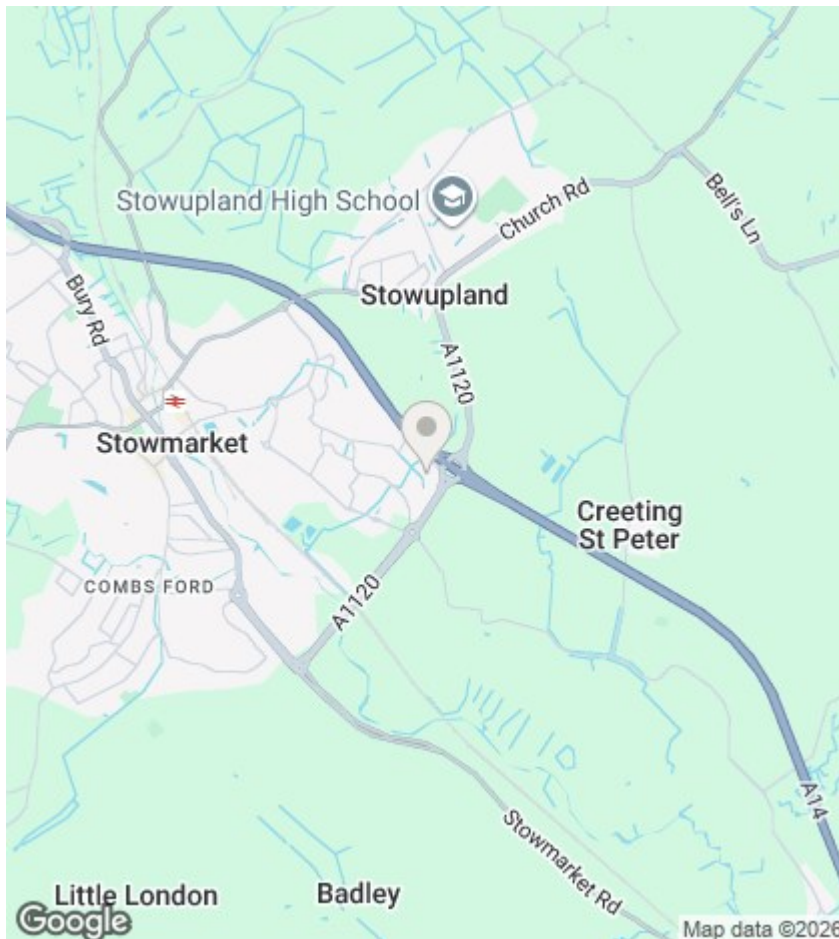
With window to rear and radiator.

Bathroom

With window to rear, bath with mixer tap, low level W/C, pedestal basin, tiled splashback, half tiled walls, extractor fan, New vinyl floor and radiator.

Outside

To the front of the property are paving stones leading to the front door with shrubs either side, additionally a driveway leading to car port providing off road parking. To the rear of the property with access through a side gate is a rear garden comprising of a patio area ideal for outside entertaining, lawn, shrubs and for privacy and seclusion is hedged and fenced all around.



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 Creting Rd E Turn left onto Buzzard Rise Turn right to stay on Buzzard Rise Turn right Destination will be on the left Arrive: Stowmarket IP14 5JF, UK

Viewings

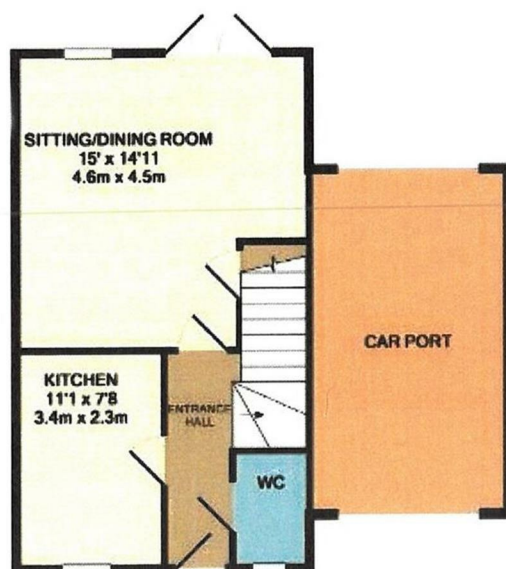
Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

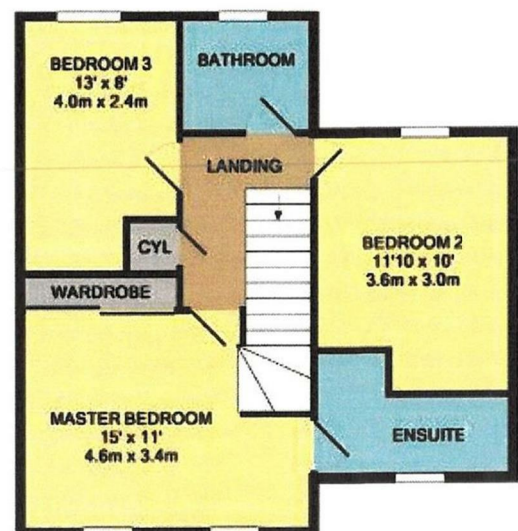
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	78	
(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

Floorplan



GROUND FLOOR
APPROX FLOOR
AREA 561 SQ FT
(52.1 SQ M)



1ST FLOOR
APPROX FLOOR
AREA 581 SQ FT
(52.1 SQ M)

TOTAL APPROX. FLOOR AREA 1123 SQ FT (104.3 SQ M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capacity or efficiency can be given.
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