

BUCKS

PROPERTY AGENTS



18 Linnet Drive, Stowmarket, IP14 5UB

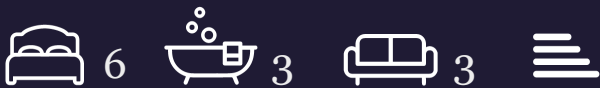
Guide Price £425,000

- Six Bedrooms
- Two Reception Rooms
- En-Suite To Master Bedroom
- Sealed Unit Double Glazed
- Combi Boiler
- Link Detached House
- Conservatory
- Bathroom and Shower Room
- Gas Radiator Central Heating
- Off Road Parking For Three Vehicles And Single Garage

18 Linnet Drive, Stowmarket IP14 5UB

Welcome to this spacious linked detached house located on Linnet Drive in the delightful town of Stowmarket. The property boasts three reception rooms including conservatory overlooking the beautiful garden. With connecting doors to each of the reception rooms, you can open up the living space to make memories and entertain family and friends. With 6 spacious bedrooms, en-suite to master, family bathroom and shower room to the second floor along with beautifully maintained garden to the rear, all ideal for growing families. The property also benefits from single garage with personal door to rear garden and off road parking for 3 vehicles.

This home is well-situated within Stowmarket and also offers a perfect blend of comfort and convenience 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. Whether you are a first-time buyer or looking to upsize, this property is sure to meet your needs. Don't miss the opportunity to make this lovely house your new home.



Council Tax Band:



Entrance Hall

With stairs leading to first floor and radiator.

Sitting Room

With bay window to front, TV point, double doors leading into dining room and radiator.

Dining Room

With French doors leading into conservatory and radiator.

Conservatory

With windows all around and door leading to outside.

Kitchen

With window to rear, range of modern high and low units, sink and drainer, matching worktops and splashbacks, space for range cooker, integrated washer/dryer, integrated dishwasher, space for American fridge freezer, water softener, understairs cupboard, door to outside, vinyl floor and radiator.

Cloakroom

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

Study

With window to front and radiator.

First Floor Landing

With two windows to rear, understairs cupboard and built-in cupboard.

Bedroom One

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

En-Suite

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

Bedroom Two

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

Bedroom Three

With windows to front and rear, built-in wardrobe, loft access and two radiators.

Bedroom Four

With window to rear, cupboard housing Combi boiler and radiator.

Bathroom

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

Bedroom Five

With Velux window to rear, eaves storage, laminate floor and radiator.

Bedroom Six

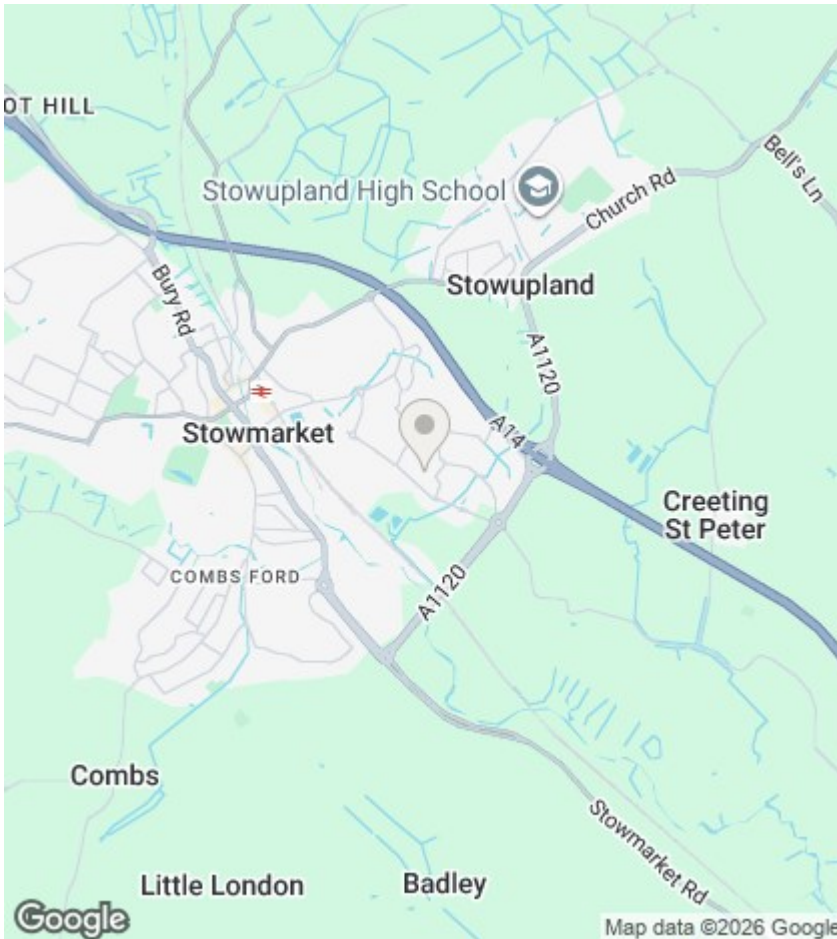
With Velux window to rear, eaves storage and radiator.

Shower Room

With shower cubicle, low level W/C, pedestal basin, tiled splashbacks, LVT floor and radiator.

Outside

To the front of the property is sloped pathway leading to the front door with brick wall and railings, shrubs, block paved driveway with car port providing off road parking for three vehicles additionally leading to a single garage with up and over door, personnel door to side and power and light connected. 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, gravel area, raised sleepers with shrubs and for privacy and seclusion is 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 3rd exit onto Gun Cotton Way At the roundabout, take the 1st exit and stay on Gun Cotton Way Go through 2 roundabouts

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) A			
(81-91) B			
(69-80) C			
(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	

