



Kestrel Drive, Stowmarket, IP14 5QU

Price Guide £225,000



DRAFT DETAILS

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We are pleased to present: An established modern linked semi-detached house, on the edge of Cedars Park, convenient for Tesco and the A14. Hall, Cloakroom, Lounge/Dining Room, Re-fitted Kitchen, 2 Double Bedrooms - 1 with Built-in Wardrobes, Re-fitted Bathroom, Garage, Parking, Front & Generous SE-Facing Rear Garden, NO CHAIN, VIEW ASAP.

DESCRIPTION

This established modern property presents with brick elevations and a tiled roof. It features a generous Lounge/Dining Room, re-fitted Kitchen, two double Bedrooms, re-fitted Bathroom and a good size, SOUTH-EAST FACING garden, with the added benefit of a GARAGE and parking. Being located on the edge of Cedars Park, at the eastern side of Stowmarket, and convenient for Tesco and the A14, this home with NO ONWARD CHAIN would suit first-time buyers, or an investment purchaser, and therefore, we recommend viewing at the earliest opportunity.



DIRECTIONS

From the town centre, proceed along Gipping Way, and over the traffic lights. Continue along and at the roundabout, take the second exit onto Needham Road, and proceed to the next traffic lights and roundabout. Turn left and continue to the the roundabout with Tesco on the left. At the roundabout, take the second exit into Kestrel Drive, and continue along into the development, where the property is located on the left.

HALL

Approached via a gabled outer canopy with UPVC part glazed front door. Wood laminate floor, stairs to first floor, radiator.

CLOAKROOM

White suite comprising wc, wall mounted corner wash basin, tiled splashbacks, wood laminate floor, consumer unit, radiator, extractor fan.

LOUNGE/DINING ROOM 15'7" RED TO 13'2" X 12'1" (4.75M RED TO 4.01M X 3.68M)

TV point, telephone point, built-in understairs storage cupboard, two radiators, sealed unit sliding patio door to rear garden.

KITCHEN 9'10" X 5'7" (3.00M X 1.70M)

Re-fitted with range of wood finish base and wall mounted units, work surfaces, tiled splashbacks, inset stainless steel sink unit with mixer tap, gas cooker point with cooker hood over, plumbing for washing machine, space for fridge/freezer, cupboard housing wall mounted gas boiler, UPVC window to front.

FIRST FLOOR LANDING

Loft access with ladder and light.

BEDROOM 1 10'0" TO WARDROBE FRONTS X 9'10" (3.05M TO WARDROBE FRONTS X 3.00M)

Built-in full room-width double wardrobes, telephone point, radiator, UPVC window to rear.

BEDROOM 2 12'0" RED TO 8'6" X 9'6" (3.66M RED TO 2.59M X 2.90M)

L-shaped room. Maximum measurements. Built-in airing cupboard housing hot water tank, TV aerial, radiator, UPVC window to front.

BATHROOM 6'0" X 5'7" (1.83M X 1.70M)

Re-fitted with white suite comprising panelled bath with mixer tap and shower controls, wc, pedestal wash basin with mixer tap, tiled splashbacks, shaver point, radiator, extractor fan.

OUTSIDE

To the front the garden is laid mainly to slate chippings, with metal railings, brick curved retaining wall, an outside water tap and paved pathway to the front door. The good size SOUTH-EAST FACING rear garden affords a good level of privacy, being enclosed by fencing, and laid principally to lawn with borders, generous paved patio area, slate chipping borders, and external power socket. A gate provides rear pedestrian access to the rear of the Garage. A driveway provides vehicular standing for one car and leads to a GARAGE: 17'6" x 8'9" (5.33m x 2.67m), with up and over style door, power and light connected, consumer unit, eaves storage with loft hatch, and personal door to the rear.

AGENT'S NOTE: The vendor has informed us that mains gas, water, electricity and drainage are connected. The council tax band is understood to be Band B.





AGENT'S NOTE: One benefit of this particular area, being more established, is that we understand there are no annual maintenance and management charges, unlike many newer developments.

STOWMARKET & AREA

Stowmarket is a town with many amenities, including good shopping facilities with a twice weekly market, various supermarkets, independent traders and national chains. In addition, there are many pubs and restaurants, primary and secondary schools, leisure centre, cinema, churches and medical centre.

For commuters, Stowmarket Station is convenient and offers a mainline rail link to London's Liverpool Street, in about 90 minutes.

The A14 is within easy reach, giving access to Ipswich, Felixstowe, the east coast and the A12 to Colchester, Chelmsford and London, to the east, and Bury St Edmunds, Newmarket, Cambridge and the Midlands to the west, with Stansted Airport and London also accessed via the M11.

BURY ST EDMUNDS & AREA

Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millennium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal,

which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

TRANSPORT LINKS

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

OFCOM BROADBAND AND MOBILE

<https://checker.ofcom.org.uk/>

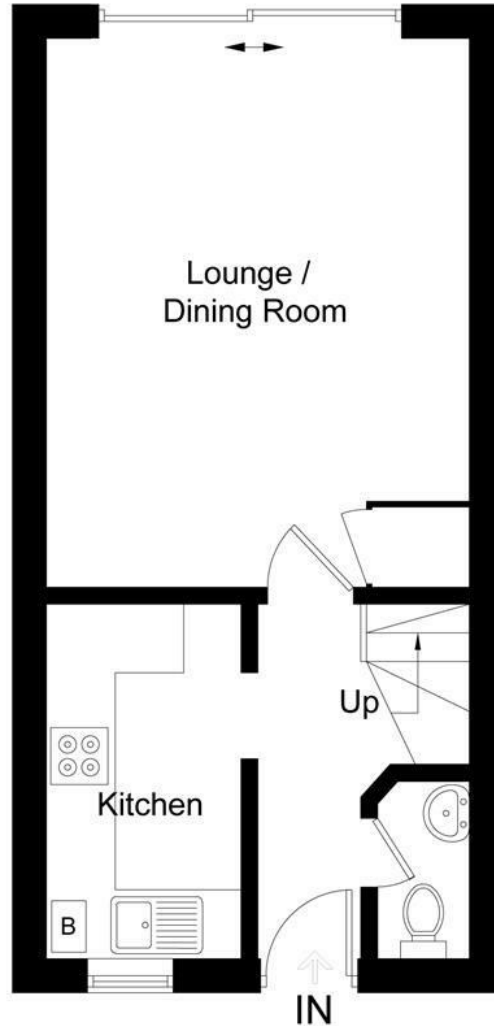




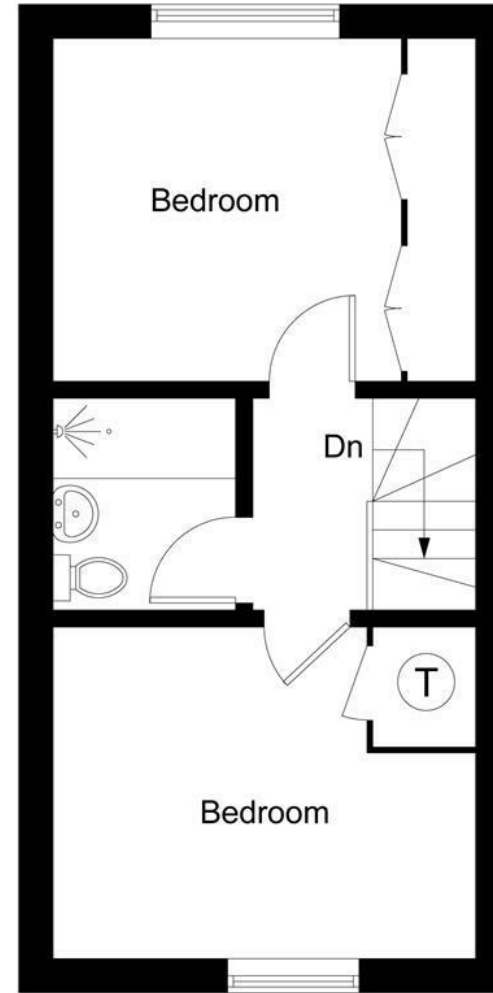


15 Kestrel Drive, Stowmarket

Approximate Gross Internal Area = 59.9 sq m / 645 sq ft



Ground Floor




First Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

ENERGY PERFORMANCE CERTIFICATE

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 | | |
| | 72 | 81 |
| England & Wales | EU Directive 2002/91/EC |  |



Bury St Edmunds
Suffolk IP30 9UH

Bury St Edmunds Area: 01284 769 691

Elmswell Area: 01359 256 821

Mid Suffolk Area: 01449 737 706

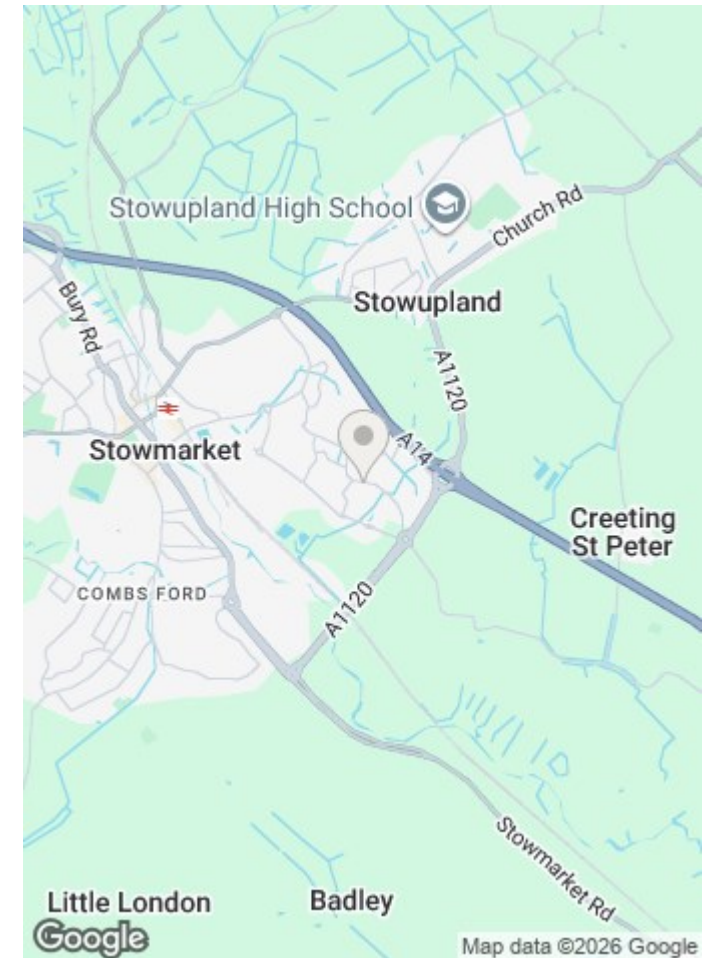
Mobile: 07803 138 123

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PROPERTY SUMMARY

- HALL
- CLOAKROOM
- LOUNGE/DINING ROOM
- RE-FITTED KITCHEN
- 2 DOUBLE BEDROOMS - 1 WITH BUILT-IN WARDROBES
- RE-FITTED BATHROOM
- GARAGE, PARKING, FRONT & GOOD SIZE SOUTH-EAST FACING REAR GARDEN
- UPVC DOUBLE GLAZING & ROOFLINE, GAS FIRED RADIATOR HEATING
- EDGE OF POPULAR CEDARS PARK DEVELOPMENT IN WELL-SERVED MARKET TOWN, CONVENIENT FOR TESCO & A14
- NO CHAIN, EARLY VIEWING ADVISED



VIEWING:

Strictly by appointment with Coakley & Theaker

ZOOPLA **rightmove** 



Consumer Protection from Unfair Trading Regulations 2008 (CPRs) These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title document. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

General Data Protection Regulations (GDPR) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.