



**Goosander Road, Stowmarket, IP14 5BD**

**welcome to**

## **Goosander Road, Stowmarket**

Discover modern living in this charming semi-detached home in the popular Cedars Park Development, Stowmarket. Enjoy a light-filled living/dining room, three bedrooms, garage & fence enclosed garden with hosting patio. Perfectly situated near town, schools & transport links. Call to view now.

### **Goosander Road**

Situated in the well-regarded Cedars Park Development in Stowmarket, this charming semi-detached home combines modern living with convenient access to the town center, reputable schools, and efficient travel links. It offers a perfect blend of comfort and practicality for families or individuals seeking a vibrant community and a beautiful home.

Upon entering the home, you are welcomed by an entrance hall, setting a warm and inviting tone for the rest of the house. The hall leads you to the living/dining room through double doors. This living space is bathed in natural light, thanks to the French doors that open to the rear of the property, creating a seamless connection between indoor and outdoor living.

The main floor also includes a convenient downstairs cloakroom, featuring a two-piece suite, ideal for guests and family use. The kitchen is designed with functionality in mind, providing ample space for essential appliances, making meal preparation an enjoyable experience.

The upper floor of the home is thoughtfully laid out, offering three well-proportioned bedrooms. The master bedroom benefits from an ensuite bathroom, providing privacy and ease for the occupants. Additionally, there is a family bathroom, equipped with a three-piece suite, catering to the needs of the household with style and efficiency.

The exterior of this property is equally impressive, featuring a garage and a driveway with space for two vehicles, ensuring parking is never an issue.

To the rear, the garden is fully enclosed with a sturdy fence for privacy and security. It boasts a combination of patio and lawn areas, perfect for outdoor dining and relaxation. A side access gate provides convenient entry and exit, making garden maintenance a breeze.

### **Stowmarket**

Stowmarket is a charming market town that beautifully blends historical allure with modern amenities. Known for its picturesque landscapes and welcoming community, this quaint town offers a perfect balance of rural tranquillity and urban convenience.

The town is home to several historic landmarks, including the magnificent St. Peter and St. Mary's Church and the Food Museum, which offers a fascinating glimpse into the region's past. The town centre retains its traditional charm, with a delightful mix of period architecture and modern buildings.

Regular local events, farmer's markets, and community gatherings foster a welcoming and inclusive atmosphere. The town's vibrant cultural scene includes theatres, art galleries, and musical performances that cater to diverse tastes and interests.

Stowmarket is well-connected, making it an attractive location for commuters. The town's railway station offers frequent services to London, Cambridge, and Norwich, ensuring that residents can easily access major cities for work or leisure. Additionally, the nearby A14 provides convenient road links to the rest of the country.

The town offers a variety of amenities, supermarkets, and a range of local shops and boutiques. Stowmarket's educational facilities are highly regarded, with several primary and secondary schools available to residents. Additionally, healthcare services are readily accessible, with local clinics and a hospital nearby.





### **Accommodation Entrance Hall**

Part glazed front door, stairs to first floor, coved ceiling, radiator, ceramic tiled flooring and double doors to;

### **Living/Dining Room**

Window to front and French doors to rear, spotlights, coved ceiling, two radiators, TV point and carpeted flooring.

### **Kitchen**

Window to rear, fitted with a range of wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, double electric oven with gas hob and extractor over, space for fridge freezer, washing machine and dishwasher, spotlights, radiator and wood laminate flooring.

### **Downstairs Cloakroom**

Frosted window to side, fitted with a suite comprising a pedestal hand wash basin with mixer tap and splashback, low level WC, radiator and ceramic tiled flooring.

### **Landing**

Access to loft, airing cupboard, built in cupboard and carpeted flooring.

### **Bedroom One**

Window to rear, built in wardrobe, coved ceiling, TV point, radiator and carpeted flooring.

### **Ensuite**

Fitted with a suite comprising a shower cubicle, pedestal hand wash basin with mixer tap, spotlights, extractor fan, heated towel rail, part tiled walls and vinyl flooring.

### **Bedroom Two**

Window to front, coved ceiling, radiator and carpeted flooring.

### **Bedroom Three**

Window to rear, radiator and carpeted flooring.

### **Family Bathroom**

Frosted window to front, fitted with a suite comprising a panelled bath with shower over and screen, vanity sink with mixer tap, back to wall WC and storage, spotlights, extractor fan, part tiled walls, heated towel rail and vinyl flooring.

### **Outside Garage**

Up and over doors, power, light and two parking spaces to front.

### **Rear Garden**

Fence and wall enclosed with side access gate, patio and lawn areas, flower and shrubbery borders, outside light and tap.



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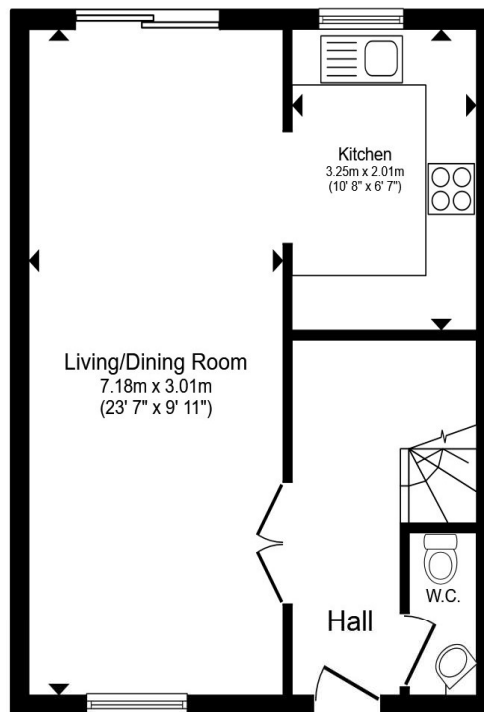
## Goosander Road, Stowmarket

- Three-Bedroom Semi-Detached Home
- Bathroom, Ensuite & Downstairs Cloakroom
- Garage & Off Road Parking
- Enclosed Rear Garden
- Double Glazed & Gas Central Heating

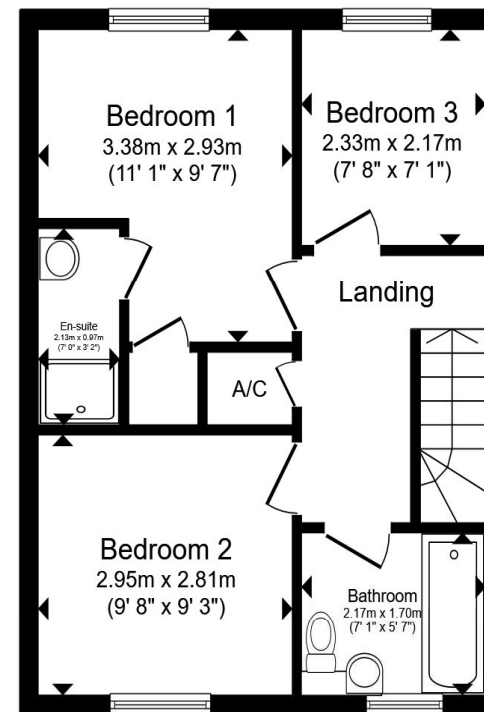
Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£275,000**



Ground Floor



First Floor

Total floor area 76.0 m<sup>2</sup> (818 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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