

oakheart



£280,000

Offers In Excess Of
Egret Drive, Stowmarket

Situated on a quiet no through road in a popular residential development on the West side of Stowmarket is this attractive, contemporary and well sized four bedroom family house!

The property has been with the same owners since new and has been lovingly improved to their high standards. It views immaculately well with the benefit of significant works to the side and rear garden to create a sunny, low maintenance outdoor space that makes best use of the Southern orientation. The owners loved the position of the property as it doesn't back onto other houses, whilst they also wanted plenty of parking so the four car parking on two driveways

was a bonus.

Entry to the property reveals a bright hallway with doors to the cloakroom, kitchen/diner and the rear facing living room. The kitchen/dining room is a well designed and sizeable room that offers plenty of work surface space and built in storage. There is a handy work top extension, wood effect flooring, a trendy splash back and integrated appliances. At the rear the living room is an expansive room that is laid in a wood effect flooring with double doors that open onto the decking terrace.

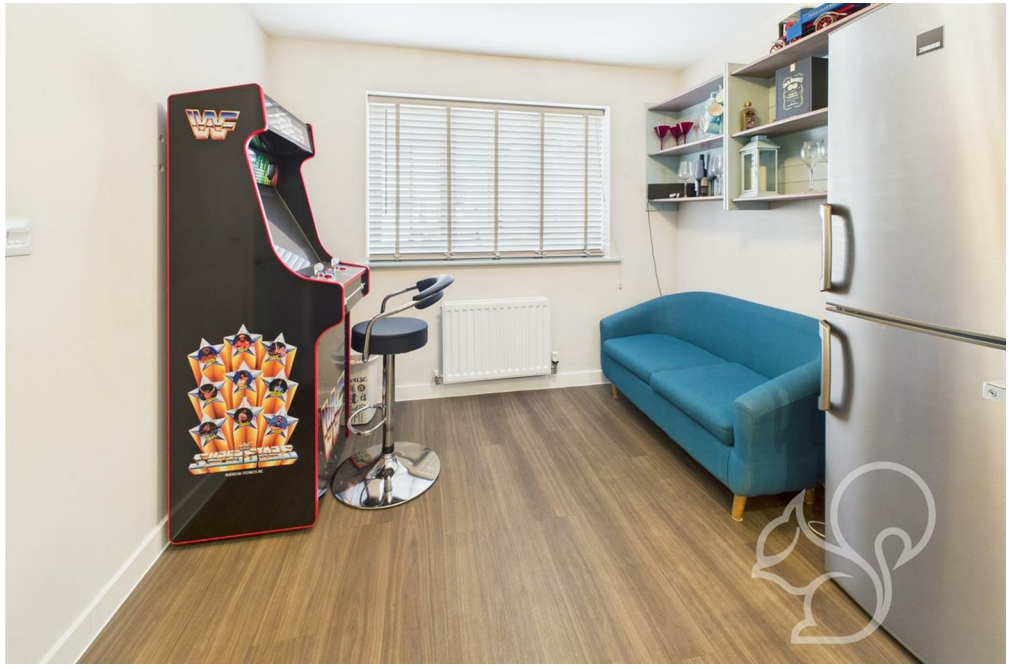
On the first floor there are three double bedrooms, one single

bedroom, an ensuite shower room and a family bathroom. The ensuite and bathroom are nicely finished suites that are bright and modern with chrome heated towel rails and concealed cistern WCs. The rear facing bedrooms do not view other properties which was a big factor when the clients bought this property.

This modern family house is not to be missed!



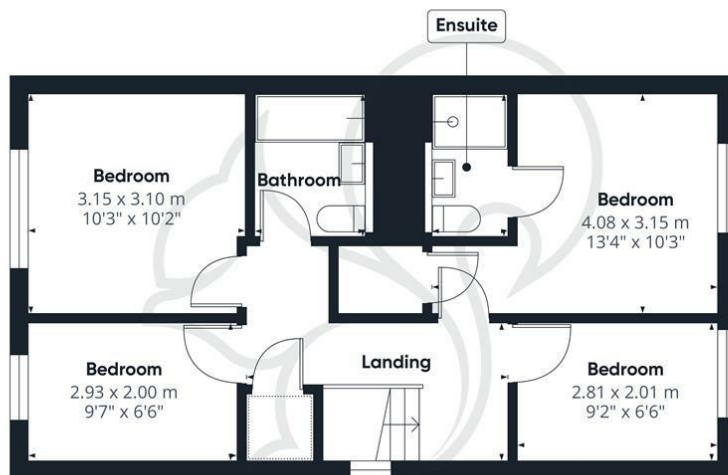








Ground Floor



Floor 1

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Approximate total area[®]
94.7 m²
1019.35 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:
Mid Suffolk

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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