



## 23 Shearwater Way, Stowmarket, IP14 5UG

**MOVE STRAIGHT IN** – This **CHAIN FREE** semi detached house occupies a pleasant 'tucked away' position on the popular Cedars Park Development.

The house, which benefits from gas fired central heating and uPVC sealed unit glazing, provides well-planned accommodation, making it particularly suitable for couples, young families or investment buyers.

- Well located **CHAIN FREE** semi detached home
- Hall, cloakroom, spacious lounge, fitted kitchen/diner
- 3 Good sized bedrooms, family bathroom
- Gas fired central heating, uPVC sealed unit glazing
- Enclosed gardens, single garage, ample parking
- Early viewing advised

**Guide Price £250,000**





## General Information

The house occupies a very pleasant setting, tucked away in a small cul de sac and within easy reach of a wide range of local amenities including a Tesco supermarket, community centre and primary school. Stowmarket town centre and the Train Station, with regular links between Cambridge and London Liverpool Street, are also within easy reach. The A14 can be very easily accessed and provides fast links to Bury St Edmunds, Cambridge, Ipswich and Stanstead Airport/London via the A11.

Whether you are looking for a comfortable home for your young family, your first home or perhaps something you can 'lock and leave' this well-maintained semi-detached house is bound to be of interest. The property, which benefits from gas central heating and uPVC sealed unit glazing, is being sold with the benefit of having NO ONWARD CHAIN.

On the ground floor: The entrance hall gives access to the lounge and a cloakroom. The lounge is of a good size and includes understair storage and double doors which open up into the kitchen/diner. The kitchen area includes a range of fitted units, worktop surfaces and appliance space and LED downlighting. There is a recently installed oven and a fitted electric hob and cooker hood over. A cupboard houses the gas-fired combination boiler which we understand was replaced in 2021. (approx 7 1/2 years manufacturers warranty left). The dining area provides ample space for a good-sized table and patio doors lead out to the garden.

On the first floor: The landing gives access to all 3 bedrooms and the family bathroom.

### Outside

The front gardens include an area of lawn. The single garage has light and power connected and parking to the front and there is further parking for at least 2 cars to the front and side of the garage. A side access leads to the fence enclosed rear gardens.

COUNCIL TAX – BAND C

Directions. The property is located on Cedars Park in Stowmarket which is best approached off Junction 50 of the A14. Follow Sat Nav into Shearwater Way when the property will be found in the corner of a small cul de sac located opposite Puffin Court.

Entry

Cloakroom

Lounge 16'9" x 11'8" min (5.12 x 3.58 min)

Kitchen / Dining room 15'1" x 8'8" (4.61 x 2.65)

Landing

Bathroom 6'3" x 6'1" (1.91 x 1.87)

Bedroom 1 13'5" x 8'7" (4.1 x 2.62)

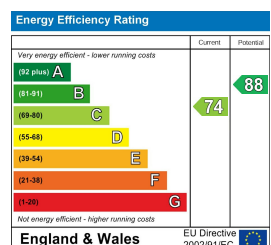
Bedroom 2 12'2" x 8'3" (3.71 x 2.53)

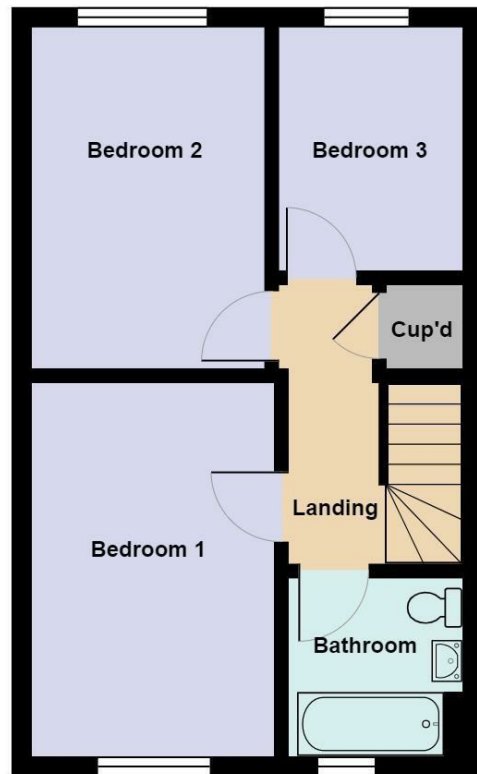
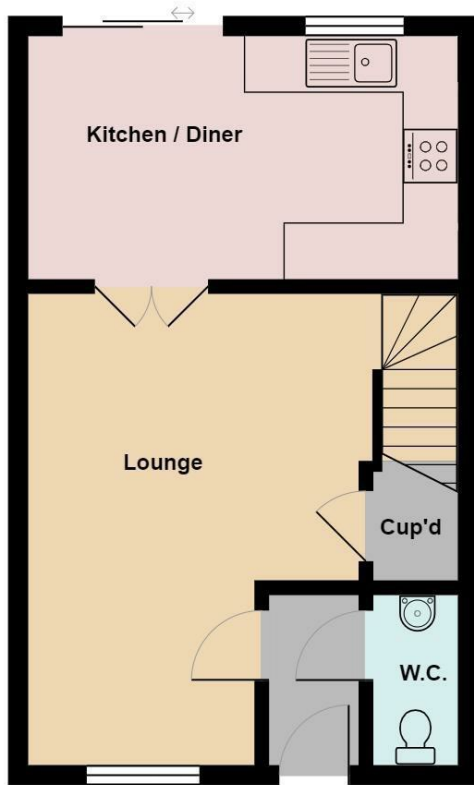
Bedroom 3 8'7" x 6'5" (2.63 x 1.96)

Garage 17'5 x 8'9 (5.31m x 2.67m)

Parking

Gardens





Interested? Call us on 01284 755526

