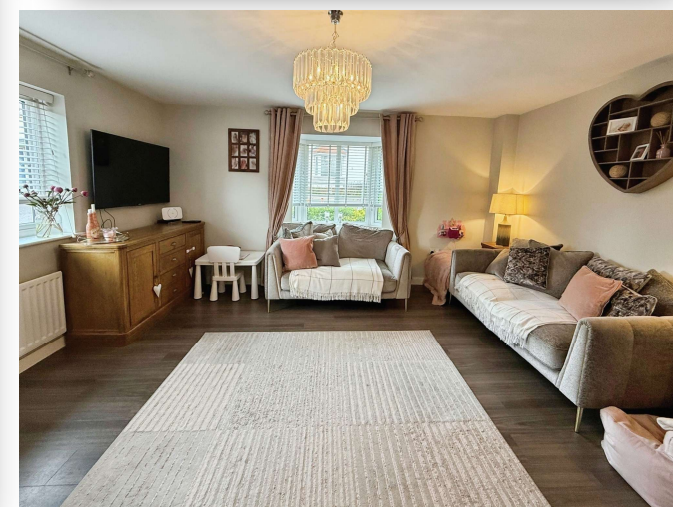


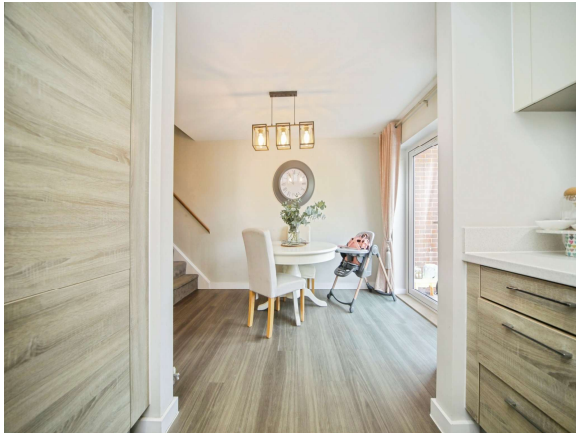


Egret Drive, STOWMARKET, IP14 5JQ

welcome to

Egret Drive, STOWMARKET

This NO ONWARD CHAIN, three-bedroom linked house on Egret Drive with two bathrooms and a handy downstairs cloakroom. spacious reception room open to a lovely rear garden. Off-street driveway, modern fixtures, plenty of light, ideal for a family home in a peaceful neighbourhood.



Accommodation

Entrance Hall

The property is entered through a part glazed front door with stairs to first floor and wood laminate flooring.

Downstairs Cloakroom

Fitted with a wc, wash hand basin, extractor fan, radiator and wood effect flooring.

Lounge

15' 9" x 13' 2" (4.80m x 4.01m)

Window to side and front, radiator, tv point and wood effect flooring.

Dining Room

13' 10" x 7' 9" (4.22m x 2.36m)

Patio doors to side, radiator and wood effect flooring.

Kitchen

9' 11" x 7' 6" (3.02m x 2.29m)

Window to front, fitted with a range of wall and base units with roll top work surfaces, half bowl drainer sink with mixer tap, oven with hob and extractor over, open into diner, integrated fridge freezer and wood effect flooring.

First Floor Landing

Airing cupboard with boiler, loft hatch and carpet.

Bedroom One

13' 3" x 9' 11" (4.04m x 3.02m)

window to front and side, radiator, fitted wardrobes and carpet.

En Suite

Fitted with a shower cubicle, wc, wash hand basin, extractor fan and heated towel rail.

Bedroom Two

11' 2" x 9' 2" (3.40m x 2.79m)

Window to side, wc, radiator, wardrobes and carpet.

Bedroom Three

11' 9" x 6' 4" (3.58m x 1.93m)

Window to front, radiator and carpet.

Bathroom

Window to side, fitted with a suite comprising a panelled bath, wc, wash hand basin, shaver socket and wood laminate flooring.

Outside

Rear Garden

Fully landscaped garden, artificial grass and door to office.

Garage

Up and over door with office on the back of the garage.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

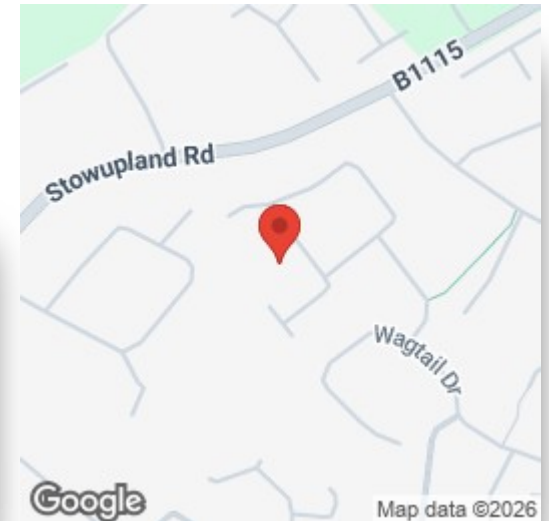
Egret Drive, STOWMARKET

- Three bedrooms
- Two bathrooms (inc. main and en-suite)
- NO ONWARD CHAIN
- Bright, spacious reception room
- Rear garden (private, well-kept)

Tenure: Freehold EPC Rating: B
Council Tax Band: C

guide price

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SMK104958



Property Ref:
SMK104958 - 0016

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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