

DRAFT DETAILS
22 PEREGRINE DRIVE
STOWMARKET
IP14 5GG

OPEN HOUSE (C&T) present: A well presented 3-storey link-detached house on popular Cedars Park development, on E side of town. Hall, Cloakroom, Lounge, Dining Room, Kitchen/Breakfast, 1st Flr: 3 Bedrooms (2 Double) - 2 En-Suite, Family Bathroom, 2nd Flr: 2 Double Bedrooms - 1 En-Suite, Gardens, Tandem Garage, Parking, **VIEW ASAP.**



2166

Price Guide £365,000

**** STAMP DUTY HOLIDAY UNTIL 31/03/21 ****

S-P-A-C-I-O-U-S 3-STOREY TOWNHOUSE - IDEAL FOR LARGE FAMILY, HALL, CLOAKROOM, LOUNGE, DINING ROOM, KITCHEN/BREAKFAST ROOM, FIRST FLOOR: 3 BEDROOMS (2 DOUBLE) - 2 EN-SUITE, FAMILY BATHROOM, SECOND FLOOR: 2 DOUBLE BEDROOMS - 1 EN-SUITE, GARDENS, TANDEM LENGTH GARAGE, PARKING, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & ROOFLINE, EX-SHOWHOME, CONVENIENT FOR TOWN, STATION & A14, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS

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DIRECTIONS : From the town centre, proceed along Gipping Way and turn left into Navigation Approach, signposted towards Cedars Park. Continue along and at the roundabout, take the first exit into Phoenix Way. Proceed along and take the second turning right into Peregrine Drive. Continue past the left turning and at the end, turn right, where the property is located on the right.

HALL : Approached via a part glazed panelled front door. Stairs to first floor, built-in cloaks cupboard with consumer unit, radiator, UPVC window to front.

CLOAKROOM : White suite comprising, wc, pedestal wash basin with mixer tap, tiled splashbacks, extractor fan, radiator.

LOUNGE : 5.54m (18'2") x 3.12m (10'3") TV point, telephone point, two radiators, UPVC window to front, glazed double doors to:

DINING ROOM : 3.25m (10'8") x 2.54m (8'4") Radiator, UPVC glazed double doors and side panels to rear garden.

KITCHEN/BREAKFAST ROOM : 5.66m (18'7") x 3.38m (11'1") max Range of modern base and wall mounted units, work surfaces and upstands, inset 1 1/2 bowl stainless steel sink unit with mixer tap, inset 5-burner gas hob with splashguard and stainless steel cooker canopy over, built-in electric double oven/grill, 'pull-out' larder unit, pan drawers, integrated fridge/freezer, integrated washing machine, integrated dishwasher, cupboard housing wall mounted gas boiler, understairs storage cupboard, tiled floor, LED downlights, two radiators, UPVC window to rear, part glazed door to rear garden.

FIRST FLOOR LANDING : Built-in airing cupboard housing Megaflo pressurised hot water system, radiator, stairs to second floor.

BEDROOM 1 : 4.90m (16'1") max x 3.15m (10'4") max Built-in triple wardrobe, TV point, telephone point, two radiators, UPVC windows to front and side.

EN-SUITE : 2.06m (6'9") x 1.55m (5'1") White suite comprising tiled shower enclosure with shower controls, wc, pedestal wash basin with mixer tap, tiled splashbacks, shaver point, extractor fan, LED downlights, radiator, UPVC frosted window to front.

BEDROOM 3 : 3.25m (10'8") x 2.51m (8'3") Built-in double wardrobe, radiator, UPVC window to rear.

EN-SUITE : 1.52m (5'0") x 1.52m (5'0") White suite comprising tiled shower enclosure with shower controls, wc, pedestal wash basin with mixer tap, tiled splashbacks, radiator, extractor fan.

BEDROOM 5 : 2.67m (8'9") + recess x 2.51m (8'3") Built-in wardrobe, radiator, UPVC window to rear.

BATHROOM : 3.78m (12'5") x 1.75m (5'9") max A generous room with white suite comprising panelled bath with mixer tap, tiled shower enclosure with shower controls, wc, pedestal wash basin with mixer tap, tiled splashbacks, extractor fan, radiator, UPVC frosted window to front.

SECOND FLOOR LANDING : Velux rooflight to rear.

BEDROOM 2 : 4.98m (16'4") max + dormer x 3.20m (10'6") Sloping ceiling. Built-in deep wardrobe, two radiators, UPVC dormer window to front.

EN-SUITE : 2.06m (6'9") max x 2.01m (6'7") max Sloping ceiling. White suite comprising tiled shower enclosure with shower controls, wc, vanity unit with inset wash basin with mixer tap, tiled splashbacks, extractor fan, radiator, Velux rooflight to rear.

BEDROOM 4 : 6.10m (20'0") x 2.44m (8'0") + recess Sloping ceiling. TV point, telephone point, loft access, two radiators, UPVC dormer window to front, Velux rooflight to rear.

OUTSIDE : To the front the small garden area is laid to lawn with a pathway to the front door. A driveway provides vehicular standing for one car and leads to a **TANDEM LENGTH GARAGE: 9.65m (31'8") x 2.72m (8'11")** with up and over style door, power and light connected, eaves storage and personal door to the side. A gate provides side access to the rear garden. This is enclosed by fencing, being laid principally to lawn with borders, paved patio area, shingle area, suitable for a **SHED** to be erected, if desired and an outside water tap.

STOWMARKET AREA : Many amenities are available in Stowmarket, 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.

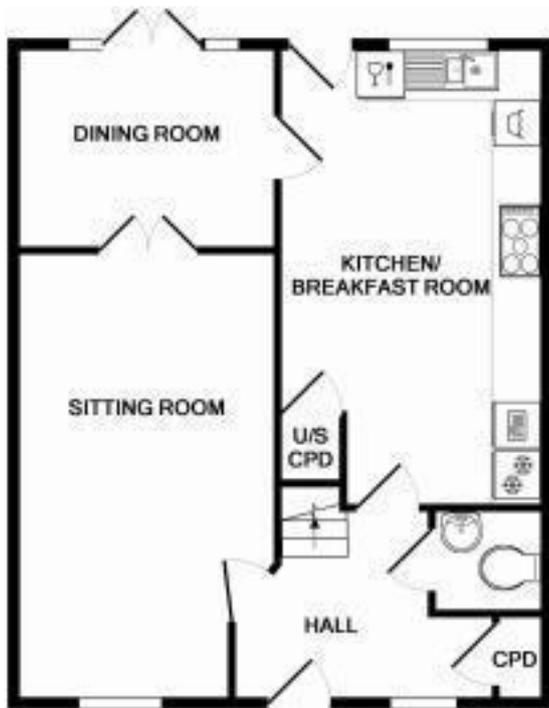
Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

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.

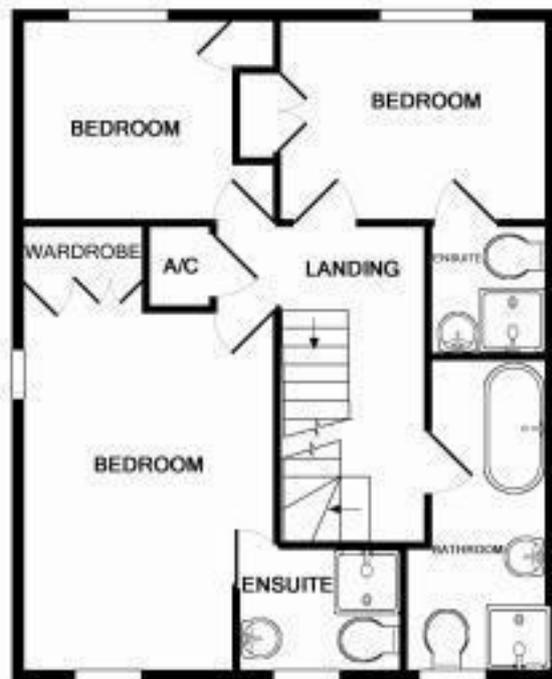
The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading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







GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

22, Peacrine Drive STOWMARKET IP14 5GG	Energy rating C
Valid until 6 September 2022	Certificate number 8101-6560-1139-9607-7123

Property type
Detached house

Total floor area
153 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

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.

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