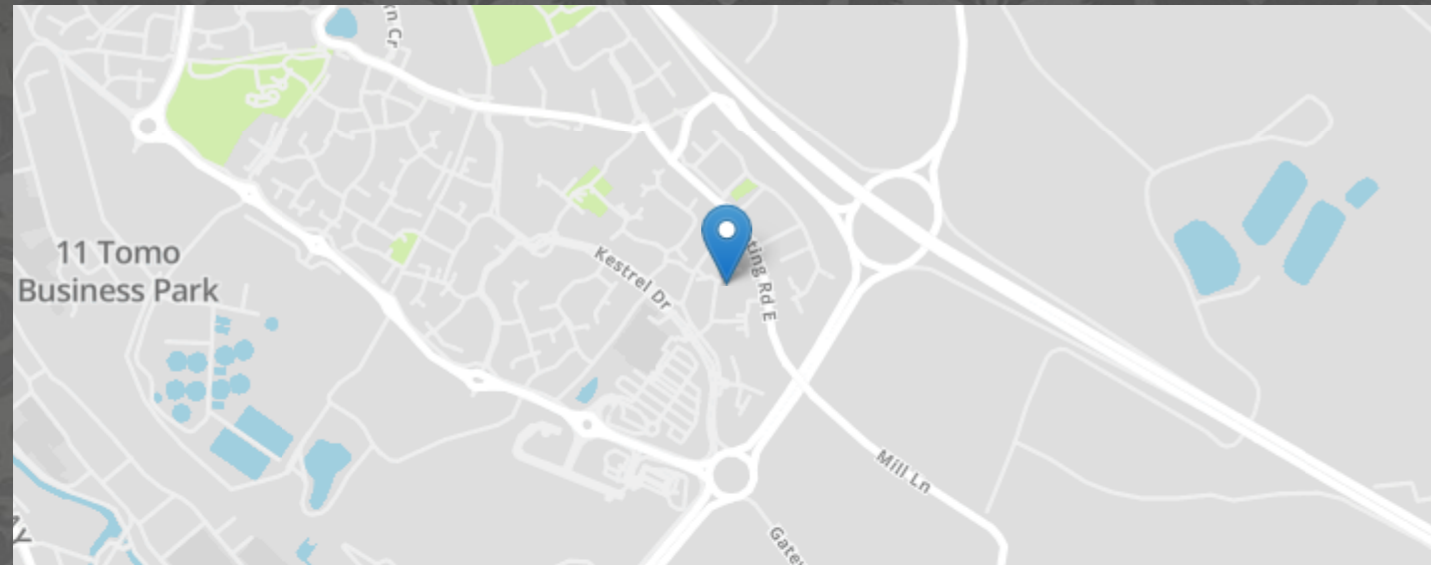


Kingfisher Way, Stowmarket



- NO CHAIN
- DOUBLE GLAZED WINDOWS
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- BRAND NEW CARPETS FITTED
- GAS CENTRAL HEATING
- LOUNGE & DINING AREA
- VIEWING HIGHLY RECOMMENDED

MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

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Website www.marksandmann.co.uk

MARKS & MANN



Kingfisher Way, Stowmarket

Situated in a quiet cul-de-sac on the popular Cedar's Park development is this TWO BEDROOM END OF TERRACE. The property has a impressive kitchen with built in gas hob and cooker and entrance hall, Lounge/dining room, to the first floor there are two double bedrooms, a family bathroom, the rear garden is mainly laid to lawn with a patio area. To the front of the property is a private driveway offering off road parking for two vehicles.

The property is located within the Cedars Primary School and Stowupland High School catchment areas, and within walking distance to local amenities. Due to its close proximity to the A14/A12 trunk roads and Stowmarket Railway Station with mainline links to London Liverpool Street and Cambridge, this property makes the ideal home for commuters and families alike.

The property benefits further from gas central heating and double glazed windows.

£225,000

Kingfisher Way, Stowmarket

Front

Paved path to front door, Side gate to rear garden.

Porch

Storage cupboard, door to.

Entrance Hall

Stairs to first floor.

Kitchen

1.75m x 3.14m (5' 9" x 10' 4") Double glazed window to front, Sink with drainer and mixer tap, Laminate worktop, Range of eye level units and base units with cupboards and drawers, Four gas ring hob with extractor above, Oven, Space for fridge/freezer, Plumbing for washing machine, Part tiled, spot lighting, Radiator.

Lounge/ Dining Room

3.57m x 4.74m (11' 9" x 15' 7") Two double glazed panels and door to rear, Built in cupboard, Radiator.

Landing

Double glazed window to side.

Bedroom One

3.07m x 3.55m (10' 1" x 11' 8") Double glazed window rear, Radiator.

Bedroom Two

2.84m x 3.57m (9' 4" x 11' 9") Double glazed window to front, Air cupboard, Radiator.

Shower Room

Walk in shower, Pedestal hand wash basin, W.C. Chrome heated towel rail. Part tiled.

Rear Garden

Mostly laid to lawn, Patio area, Trees, Shrubs, Side gate, Shed.

Parking

Two allocated off road parking spaces.

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

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 will be no delay in agreeing the sale.

School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

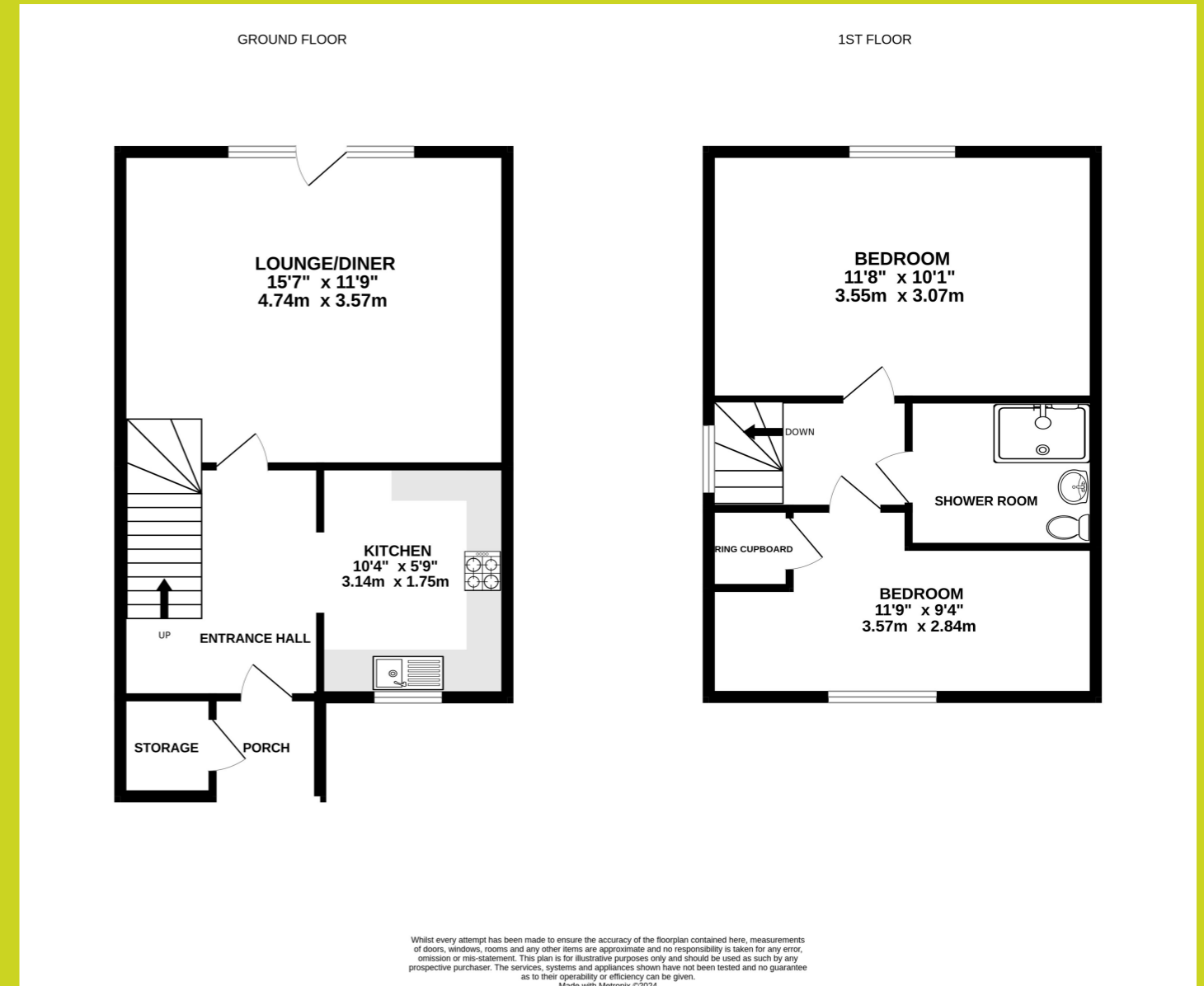
Council tax band

At the time of instruction the council tax band for this property is band B.

Useful Information

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit: www.rightmove.co.uk/broadband-speed-in-my-area for this information.

Kingfisher Way, Stowmarket



The above floor plans are not to scale and are shown for indication purposes only.

