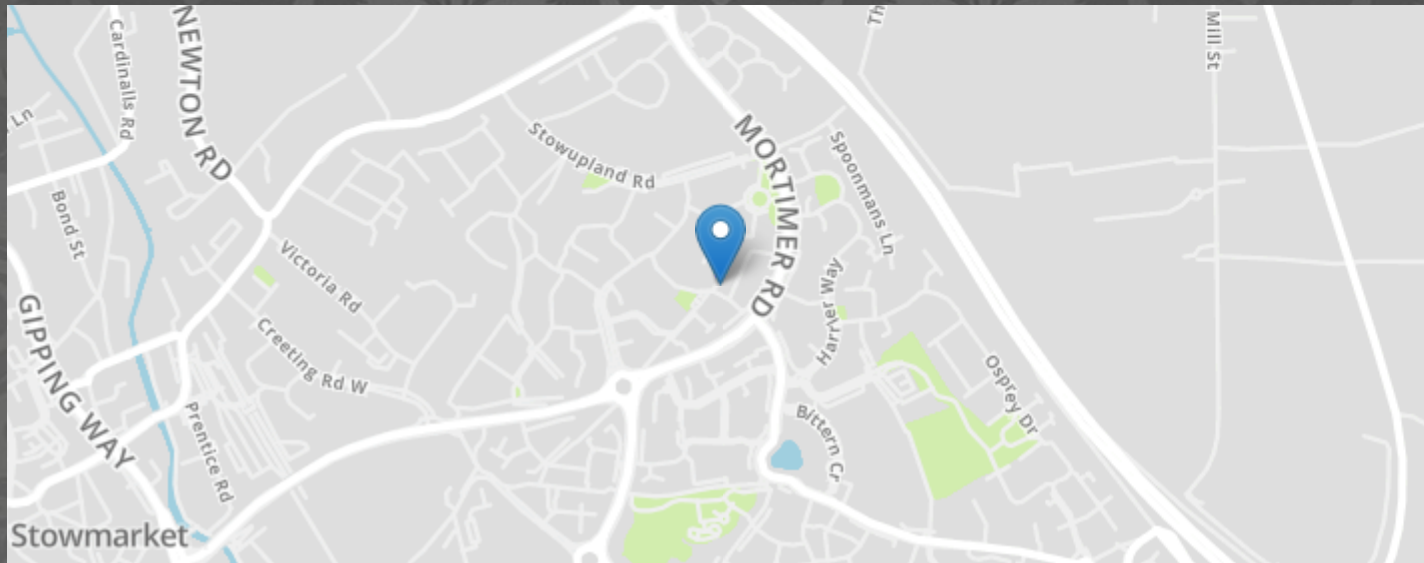


Peregrine Drive, Stowmarket



- CONSERVATORY
- WELL PRESENTED ACCOMMODATION
- MODERN DOWNSTAIRS FLOORING
- CLOSE TO AMENITIES
- GARAGE AND DRIVEWAY
- BATHROOM, CLOAKROOM AND EN-SUITE
- CUL-DE-SAC LOCATION
- NEW BOILER

MARKS & MANN

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MARKS & MANN



Peregrine Drive, Stowmarket

Marks and Mann are pleased to bring to market this spacious THREE BEDROOM LINK-DETACHED house situated on a cul-de-sac within short distance of Stowmarket Town Centre. The property is well presented throughout with modern features and has the benefit of having a conservatory, garage and two parking spaces. The house offers a large entrance hall with storage, WC, stylish kitchen, reception room, conservatory/dining room, two double bedrooms with en-suite and built in storage to the main, single bedroom, family bathroom and good size rear garden. Early viewing is recommended to appreciate all the property has to offer.

£290,000 Offers in Excess of

Peregrine Drive, Stowmarket

Kitchen

2.42m x 4.24m (7' 11" x 13' 11") Well presented kitchen with floor and overhead units with a black goss finish. The kitchen includes integrated oven with gas stove and overhead extractor fan, fridge freezer, NEW washing machine and dishwasher. NEW boiler. There is a featured breakfast bar area with seats for two. Dual aspect views from the double glazed windows and plenty of natural light flows throughout. Fitted large tile flooring. Inset spotlights.

Lounge

3.56m x 4.24m (11' 8" x 13' 11") Very well presented living area, with large fitted tile flooring. Under stair storage cupboard. Double glazed window. Radiator. Neutral décor throughout with modern light fixture.

Conservatory

3.12m x 3.28m (10' 3" x 10' 9") Well presented conservatory which is currently being used as a dining area. NEW conservatory roof. Dual aspect views with large double glazed windows. Double French doors leading into the garden area. Fitted laminate flooring.

WC

1.12m x 1.49m (3' 8" x 4' 11") Ground floor cloakroom to include WC and wash basin. Extractor fan. Radiator.

Bedroom One

3.28m x 3.53m (10' 9" x 11' 7") Well presented double bedroom with fitted carpet. Double glazed window and made to measure blinds. The bedroom has the benefit of having an en-suite with a three piece suite to include walk-in shower, WC and wash basin. There is an extractor fan, heated towel rail and double glazed window. The en-suite has large tiled flooring and partly tiled walls. The main bedroom also includes a double built-in wardrobe.

Bedroom Two

2.35m x 3.40m (7' 9" x 11' 2") A good size double bedroom with fitted carpet. Neutral décor with feature wall. Double glazed window and made to measure blinds. This bedroom comes with a double built-in wardrobe. Radiator.

Bedroom Three

1.84m x 2.44m (6' 0" x 8' 0") Single bedroom or office area with fitted carpet. Neutral decor with plenty of natural light provided from the double glazed window which overlooks the front of the property. Radiator.

Bathroom

1.60m x 2.35m (5' 3" x 7' 9") Well presented bathroom with three piece suite to include bath with handheld shower, WC and wash basin. Heated towel radiator. Extractor fan. The bathroom has large fitted floor tiles and partly tiled walls. Double glazed frosted window to the side aspect. Modern light fixture.

Outside

Front;
Garage and driveway to the front entrance of the property. Slate chippings to the side. Canopy porch over the entrance door with outside lighting.
Rear;
Patio areas for seating, pathway through the centre of the garden with AstroTurf to each side. Fully enclosed. Access to the driveway from the side gate. Trellis above the fence. Outdoor lighting.

Important Information

Tenure – Freehold.
Services – We understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band - C
EPC rating - C

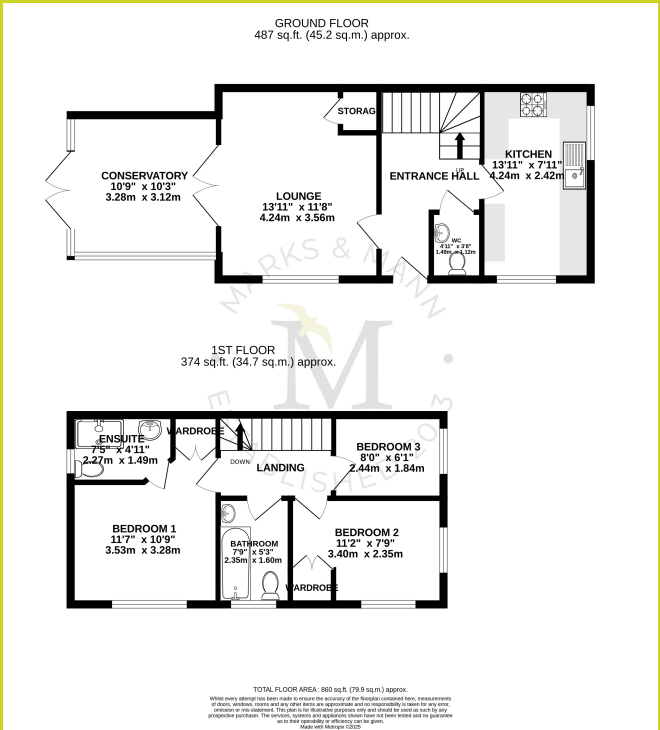
Disclaimer

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.

Anti 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.

Peregrine Drive, Stowmarket



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

