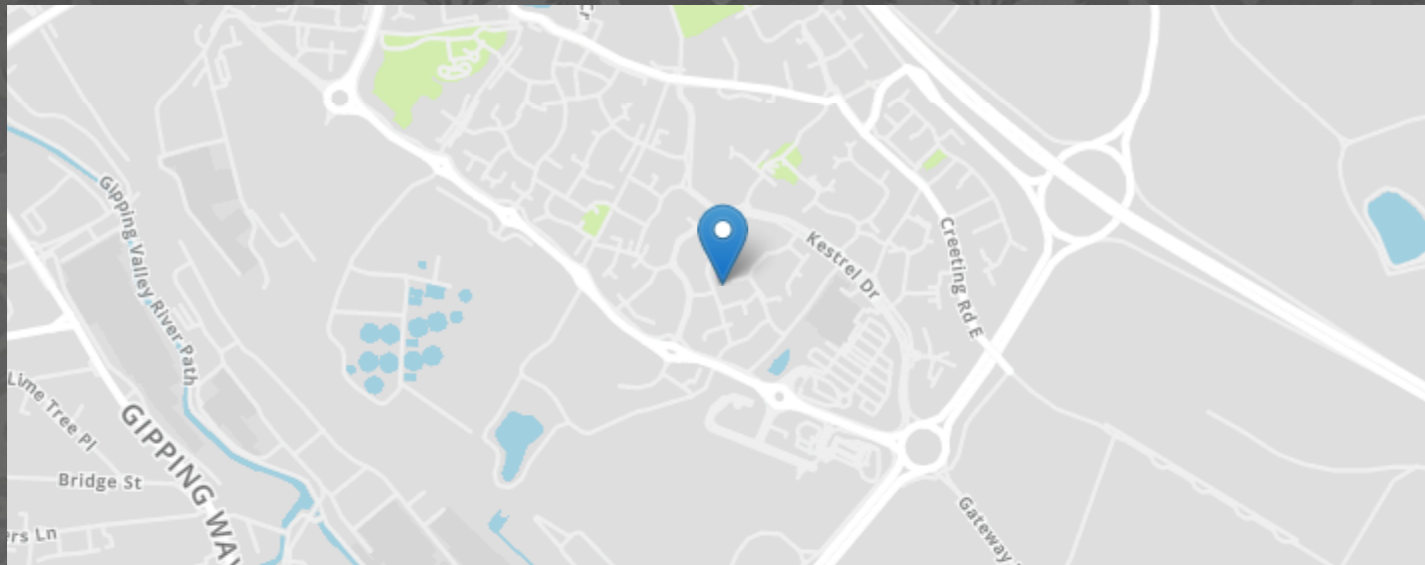


## Dunnoch Close, Stowmarket



- NO ONWARD CHAIN!!
- KITCHEN/ DINER
- THREE BEDROOMS
- FAMILY BATHROOM & CLOAKROOM
- SINGLE GARAGE
- END OF TERRACE
- LIVING ROOM
- ENSUITE TO BEDROOM ONE
- OFF ROAD CAR PARKING FOR 2 CARS
- PRIVATE REAR GARDEN

# MARKS & MANN

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# MARKS & MANN



## Dunnoch Close, Stowmarket

\*\* NO ONWARD CHAIN!! \*\*

Tucked away at the end of a cul-de-sac on the popular Cedars Park Development in Stowmarket is this end of terrace house. The property comprises of a kitchen/ diner, cloakroom, and living to the ground floor, whilst the first floor offers three bedrooms and a family bathroom, with bedroom one offering an ensuite as well as built in wardrobes.

The rear garden is partly laid to lawn with a large patio area. To the front of the property there is a single garage, along with off road parking for a number of vehicles. The property has been well maintained and includes a brand new integrated single oven, along with fridge/freezer, washer/ dryer and dishwasher. The property has also recently been redecorated throughout.

**£250,000**

Local amenities such as Tesco food and petrol and Stowmarket town centre are a short walk away, along with Stowmarket Train Station offering direct links to Ipswich, Norwich and London Liverpool Street. The A14 trunk road is within easy reach for any travel by car.

## Dunnoch Close, Stowmarket

### Entrance Hallway

Stairs leading to first floor. Coving. Radiator. Laminate flooring. Doors to:

### Cloakroom

Low level W.C. Pedestal wash basin with splash back. Tiled floor. Extractor fan. Coving. Radiator.

### Kitchen/ Diner

4.03m x 2.51m (13' 3" x 8' 3")  
 Double glazed window to front. Wall and floor mounted units. Laminate worksurface. Part tiled walls. Stainless steel sink with 1 1/4 drainer. Four ring gas hob. New integrated oven. Fridge/ Freezer. Dishwasher. Washer/ Dryer. Tiled floor. Radiator. Coving.

### Living Room

4.53m x 3.71m (14' 10" x 12' 2")  
 Double glazed French doors to rear. Laminate flooring. Radiator. Coving.

## First Floor

### Landing

Loft hatch with loft ladder to boarded loft with light. Doors to:

### Bedroom One

3.57m x 2.78m (11' 9" x 9' 1")  
 Double glazed window to front. Built in wardrobes. Radiator. Coving. Door to:

### Ensuite

Double glazed window to front. Low level W.C. Pedestal wash basin. Shower cubicle. Tiled floor. Part tiled walls. Shaver point. Extractor fan. Radiator. Coving. Cupboard housing wall mounted gas combi boiler that was installed in 2020.

### Bedroom Two

2.62m x 2.09m (8' 7" x 6' 10")  
 Double glazed window to rear. Radiator. Coving.

### Bedroom Three

2.88m x 1.81m (9' 5" x 5' 11")  
 Double glazed window to rear. Radiator. Coving.

### Bathroom

Bath with shower attachment over. Low level W.C. Pedestal wash basin. Tiled floor. Part tiled walls. Shaver point. Extractor fan. Radiator. Coving.

### Rear Garden

The rear garden is partly laid to lawn and benefits from a large patio area. There is a path to the side that leads to a gate providing access to the front of the property.

### Garage & Parking

The property benefits from a single garage with up and over door to the front.

There is off road parking for a number of vehicles in front of the garage.

### 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.

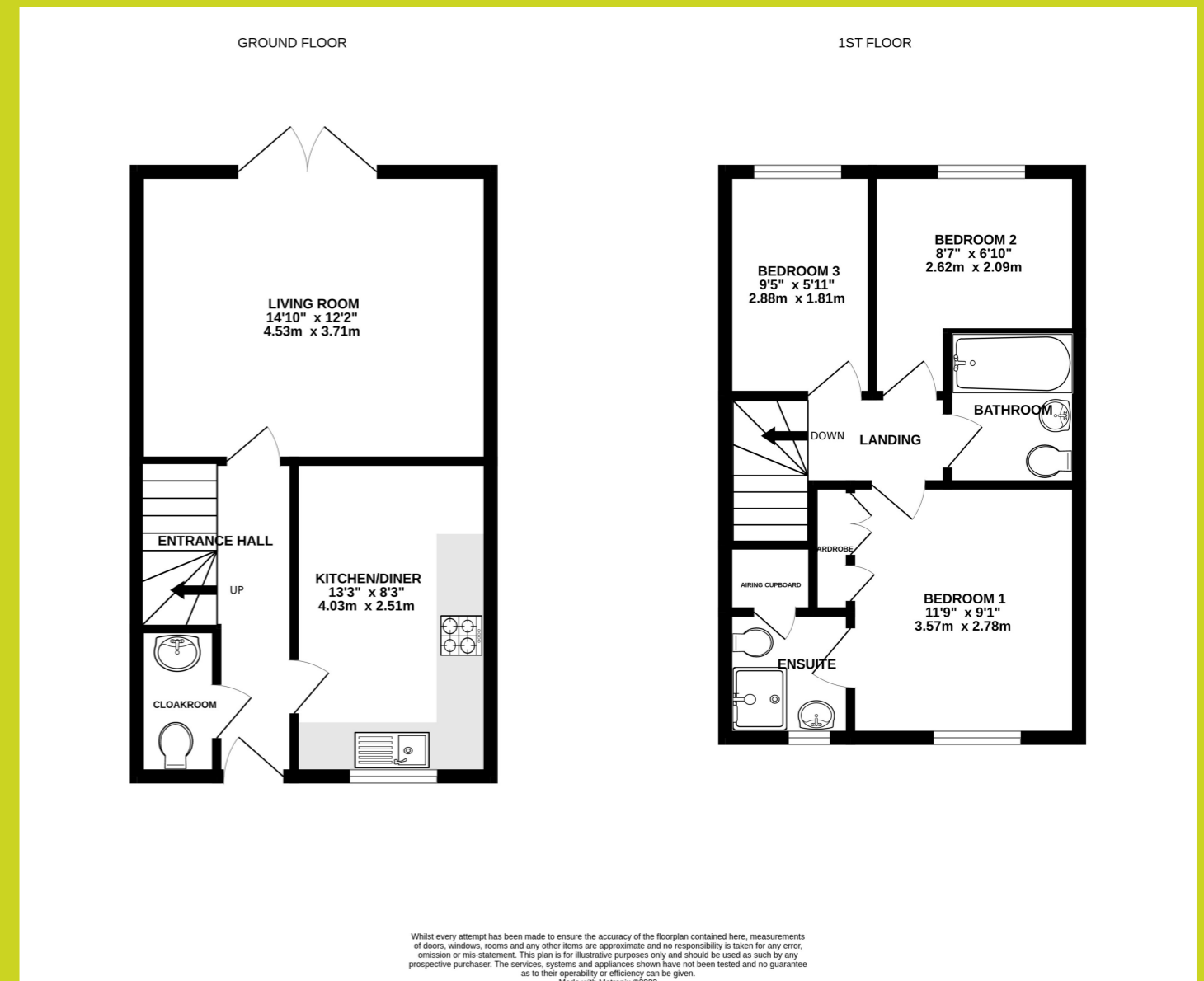
### Money Laundering Regulations

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.

## Dunnoch Close, Stowmarket



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

