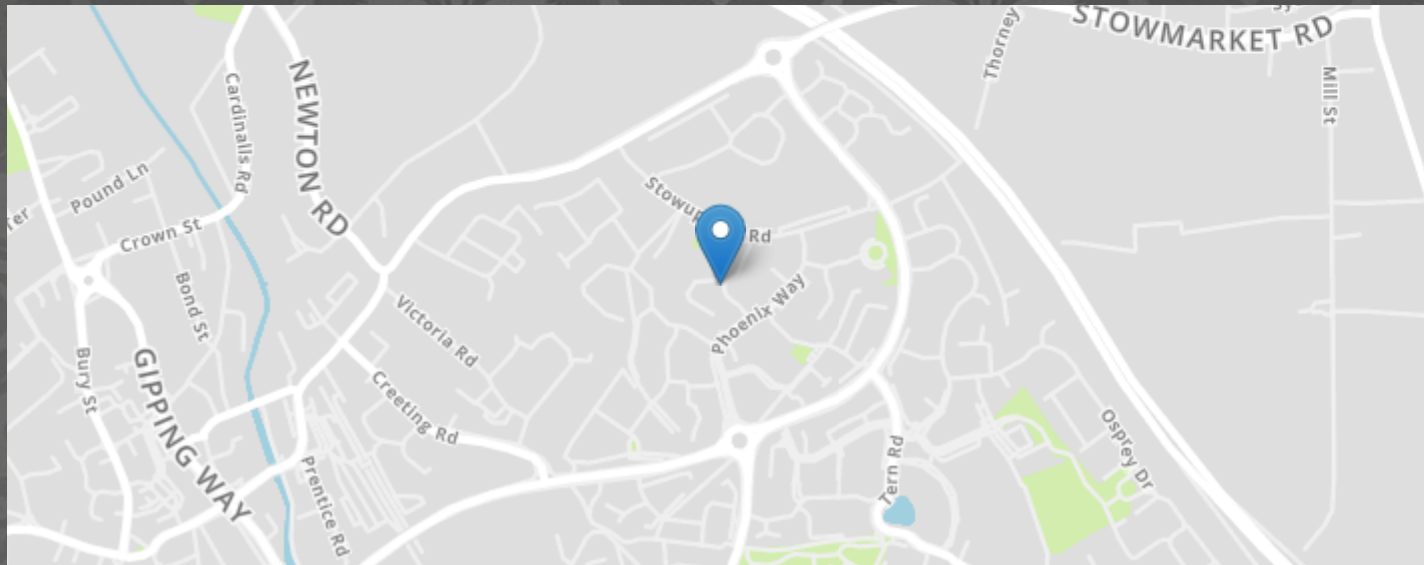


## Curlew Close, Stowmarket



- OPEN PLAN KITCHEN / DINER / LIVING AREA
- AIR CONDITIONING
- BATHROOM & CLOAKROOM
- THREE / FOUR BEDROOMS

- GARAGE & ALLOCATED PARKING
- BI-FOLD DOORS OPENING ON TO LANDSCAPED REAR GARDEN
- ENSUITE TO BEDROOM ONE
- TOWNHOUSE

# MARKS & MANN

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# MARKS & MANN



## Curlew Close, Stowmarket

Situated on the popular Cedar's Park development is this deceptively spacious three-storey town house. The property offers versatile living arrangements and is well presented throughout. To the ground floor there is a cloakroom and large open plan kitchen, diner, living area with bi-fold doors opening to the rear garden. To the first floor there is a large living room which could be used as a fourth bedroom, main bathroom and a further bedroom with built in wardrobes. To the second floor there are a further two bedrooms both benefiting from built in wardrobes, with bedroom one also benefiting from an ensuite.

The rear garden has been tastefully landscaped with flowers and shrubs and is partly laid to lawn with multiple patio areas. There is a gate to the rear of the garden providing access to the private driveway and garage with up and over door.

The property benefits from air conditioning, gas central heating and double glazed windows and doors throughout.

The property is ideally located in a quiet cul-de-sac and benefits from being within walking distance to Stowmarket town centre. Local amenities are just a stones throw away, including Stowmarket train station providing direct links to London Liverpool Street.

**£300,000 Offers in Excess of**



# Curlew Close, Stowmarket

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## Entrance Hallway

Double glazed window to front. Karndean flooring. Stairs to first floor. Radiator. Door to:

## Kitchen / Diner / Living Area

Kitchen: Range of wall and floor cupboards and drawers. Laminate work surface. Bar table with space for stools under. Stainless steel sink 1 1/4 drain. Gas hob with extractor hood over. Integrated double oven. Built in fridge/freezer. Integrated washing machine and dishwasher. Part tiled walls. Karndean floor. Spotlights. Under stairs cupboard.

Dining / Living Area: Air conditioning unit. Bi-fold doors to rear garden.

## Cloakroom

Double glazed window to front. Low level W.C. Pedestal wash basin. Tiled floor. Extractor fan. Cupboard housing wall mounted boiler.

## First Floor

### Landing

Stairs to second floor. Radiator. Doors to:

### Living Room / Bedroom

4.20m x 3.78m (13' 9" x 12' 5")  
Two double glazed windows to rear. Two radiators. Air conditioning unit.

### Bedroom Three

2.81m x 2.58m (9' 3" x 8' 6")  
Double glazed French doors to front opening to the Juliet balcony. Built in wardrobe. Radiator.

### Bathroom

Low level W.C. Pedestal wash basin. Bath with shower over. Radiator. Extractor fan. Part tiled walls.

## Second Floor

### Landing

Loft hatch. Airing cupboard with tank. Doors to:

### Bedroom One

4.18m x 3.10m (13' 9" x 10' 2")  
Double glazed window to rear. Air conditioning unit. Radiator. Two built in wardrobes. Door to:

### Ensuite

Low level W.C. Pedestal wash basin. Shower cubicle. Part tiled walls. Extractor fan. Radiator. Spotlights. Karndean flooring.

### Bedroom Two

3.79m x 2.67m (12' 5" x 8' 9")  
Double glazed window to front. Triple built in wardrobe. Radiator.

### Rear Garden

The landscaped rear garden offers multiple patio areas and is partly laid to lawn. There are mature flowers beds lining the garden that is bound with a mixture of brick and fencing. Gate to the rear of the garden providing access to the driveway and garage.

### Garage & Parking

Single garage with power and light connected. Up and over door to the front.

Off road parking space for one car in front of the garage.

### Disclaimer

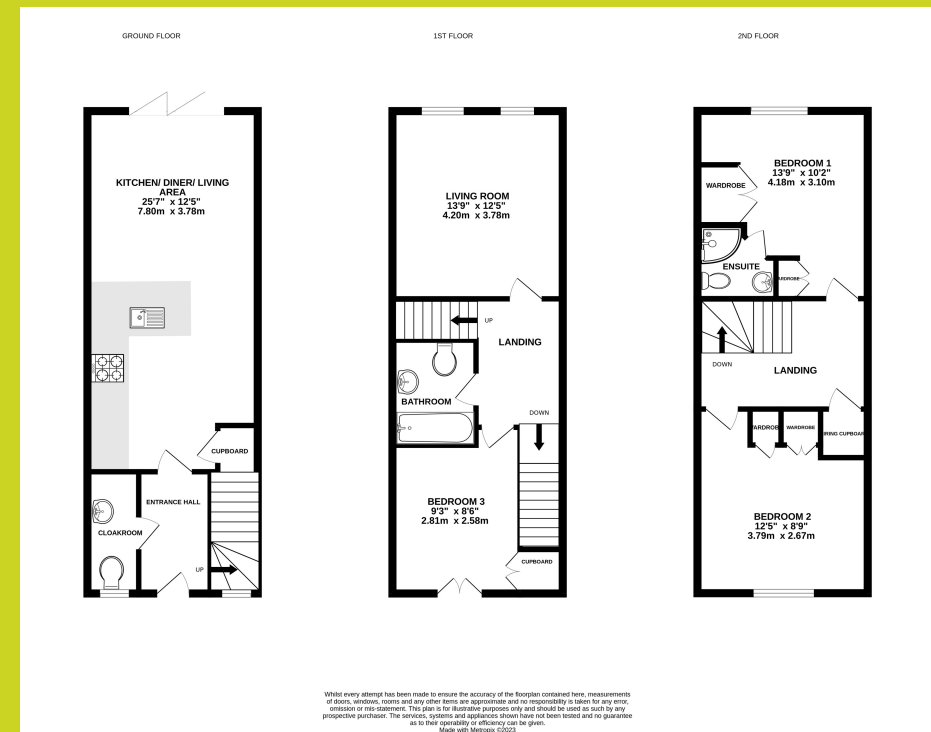
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## Money Laundering Regulations

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.

## Council tax band:

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



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

