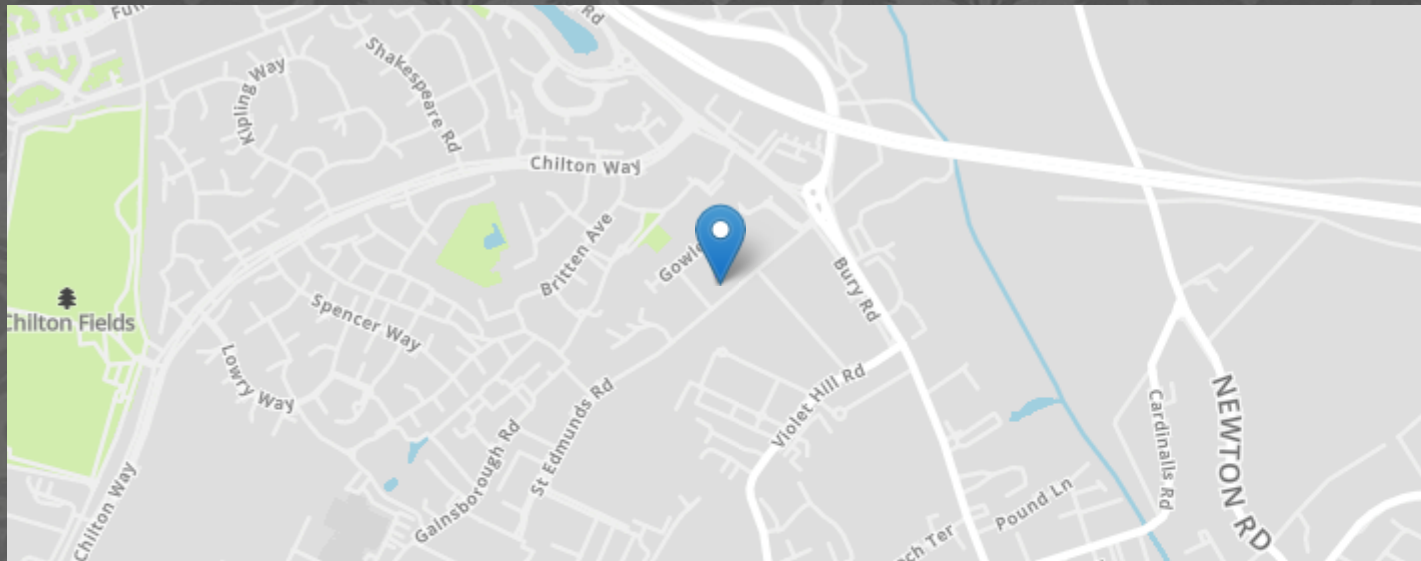


St Edmunds Road, Stowmarket



- VENDORS HAVE FOUND ONWARD PROPERTY
- NEWLY FITTED UPSTAIRS WET ROOM
- LARGE REAR GARDEN (IN VALUER'S OPINION)
- SEPERATE DINING AREA
- CLOSE TO LOCAL AMENITIES
- COMBI BOILER - ONE YEAR OLD
- EASY ACCESS TO A14
- GREAT POTENTIAL TO EXTEND (STP)
- HANDRAILS FOR ACCESSIBILITY THROUGHOUT
- OFF-STREET PARKING FOR THREE CARS

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MARKS & MANN



St Edmunds Road, Stowmarket

VENDORS HAVE FOUND ONWARDS

Welcoming to the market this THREE BEDROOM SEMI-DETACHED HOUSE benefitting from THREE OFF-ROAD PARKING SPACES, a MODERN WET ROOM and a NEW COMBI BOILER. The property offers great POTENTIAL TO EXTEND (STP) and/or the possibility of adding FURTHER OUTBUILDINGS in the LARGE REAR GARDEN. There is a separate reception, dining space and kitchen along with a DOWNSTAIRS W/C and CONSERVATORY on the ground floor with the first floor housing TWO DOUBLE BEDROOMS, one single room and a WET ROOM INSTALLED ONLY TWO YEARS AGO. The property is ACCESSIBILITY FRIENDLY with a range of handrails and banisters staying in the property to provide support if required.

£280,000 Guide Price

St Edmunds Road, Stowmarket

GROUND FLOOR

Kitchen

2.30m x 3.35m (7' 7" x 11' 0")
Through the feature archway this galley-style kitchen benefits from a range of overhead and undercounter cupboards providing ample storage, a low-level oven with gas-fired four ring oven hob top with composite splashback. Inset stainless steel sink with drainer.
A double glazed UPVC window to the side aspect of the property allows for natural light to beam in creating a bright and airy space. There is space and plumbing for a washing machine and dishwasher. The dishwasher will be included within the sale. There is a single UPVC door leading to the modern conservatory providing access through into the rear garden. Fitted carpet flooring. Light fixture.
Modern kitchen fitted in 2020.

Living room

3.66m x 4.47m (12' 0" x 14' 8")
A deceptively-spacious yet cosy living space with a large UPVC double glazed bay window to the front aspect of the property. This room has the benefit of an open fireplace which could be converted to a log burner. Fitted carpet. Light fixture. Radiator.

Dining room

3.16m x 4.05m (10' 4" x 13' 3")
A separate space welcomed through the feature archway with a large UPVC double glazed bay window overlooking the rear garden. There are two built in storage cupboards maximising space. Fitted carpet. Radiator. Light and fan fixture.

Conservatory

2.30m x 2.18m (7' 7" x 7' 2")
A modern addition to the property providing a useful utility space off the kitchen which is currently home to the fridge/freezer and additional chest freezer. UPVC double glazed windows to the rear and side aspect of the property. Exposed brick feature. Fitted carpet. UPVC door to the side aspect leading into the rear garden.

Cloakroom

0.77m x 1.00m (2' 6" x 3' 3")
A useful space benefitting from a W/C and wash basin. Light fixture and extractor fan. Fitted laminate flooring.



FIRST FLOOR

Primary Bedroom

3.33m x 4.06m (10' 11" x 13' 4")
A generously sized double allowing for a bed and ample space for multiple wardrobes/chest of drawers. A UPVC double glazed window to the front aspect allows for lots of natural light to seep into the property creating a light and welcoming space. Multiple alcoves provide potential for fitted storage. Neutral décor. Fitted carpet. Light fixture. Radiator.

Bedroom Two

3.13m x 3.33m (10' 3" x 10' 11")
A good-sized double room situated overlooking the rear garden through a large UPVC double glazed window. Neutral décor. Fitted carpet. Light fixture. Radiator.

Wet Room

2.18m x 2.49m (7' 2" x 8' 2")
With a sleek and modern design this three-piece wet room was refit two years ago and consists of an overhead electric shower fixture, wash basin and W/C. Tiled floor to ceiling. Fitted non-slip safety vinyl flooring. Double aspect UPVC frosted/patterned double glazed windows. Handrails throughout for ease of accessibility. This room also provides a racked out airing cupboard for further storage which houses the one year old combi boiler. Light fixture. Heated towel rail.

Bedroom Three

2.18m x 3.12m (7' 2" x 10' 3")
A generous single room providing ample space for a bed and further storage solutions. A UPVC double glazed window to the front aspect makes this room feel bright and airy. Fitted carpet. Neutral décor. Light fixture. Radiator.

Outside

Front garden:
A good size plot providing off-road parking for 3 cars on a mix of hardstanding areas and grass areas.
A gate to the side aspect provides entry to the rear garden.

Rear garden:
A very generous size the blend of grass, patio, hardstanding and shingled areas provide a fully enclosed multi-purpose space. There are several concrete-based outbuildings providing further storage for any prospective buyer.
There is abundant room for any buyers looking at the prospect extending the



St Edmunds Road, Stowmarket

property to the side and rear (STP).

Important information

Tenure – Freehold.
Services – we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band B.
EPC rating C.
Accessibility handrails and banisters will be included throughout the property.

Directions

Using a SatNav, please use IP14 1NR as the point of destination.

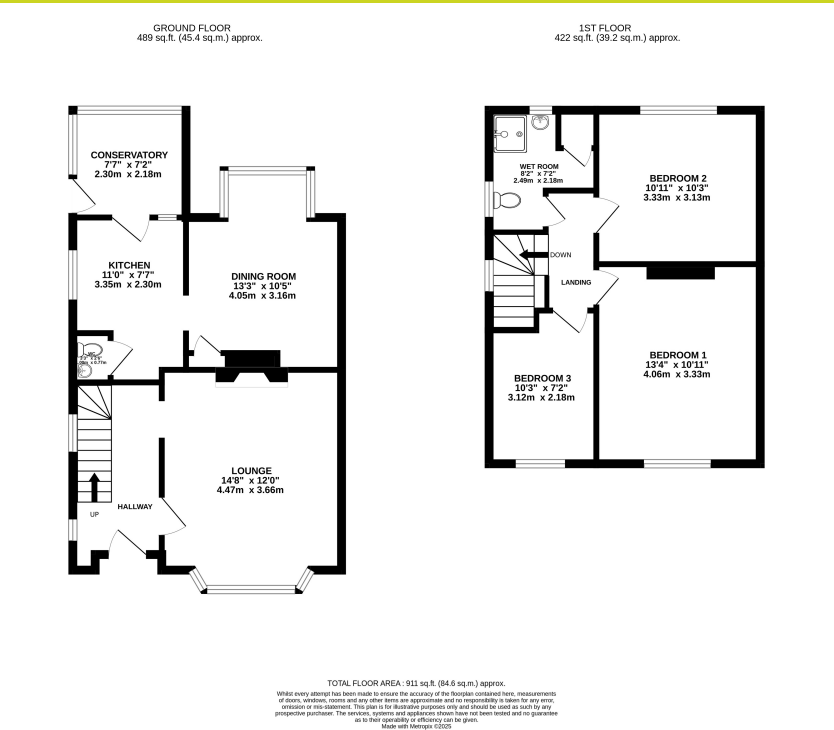
Disclaimer

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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.



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

