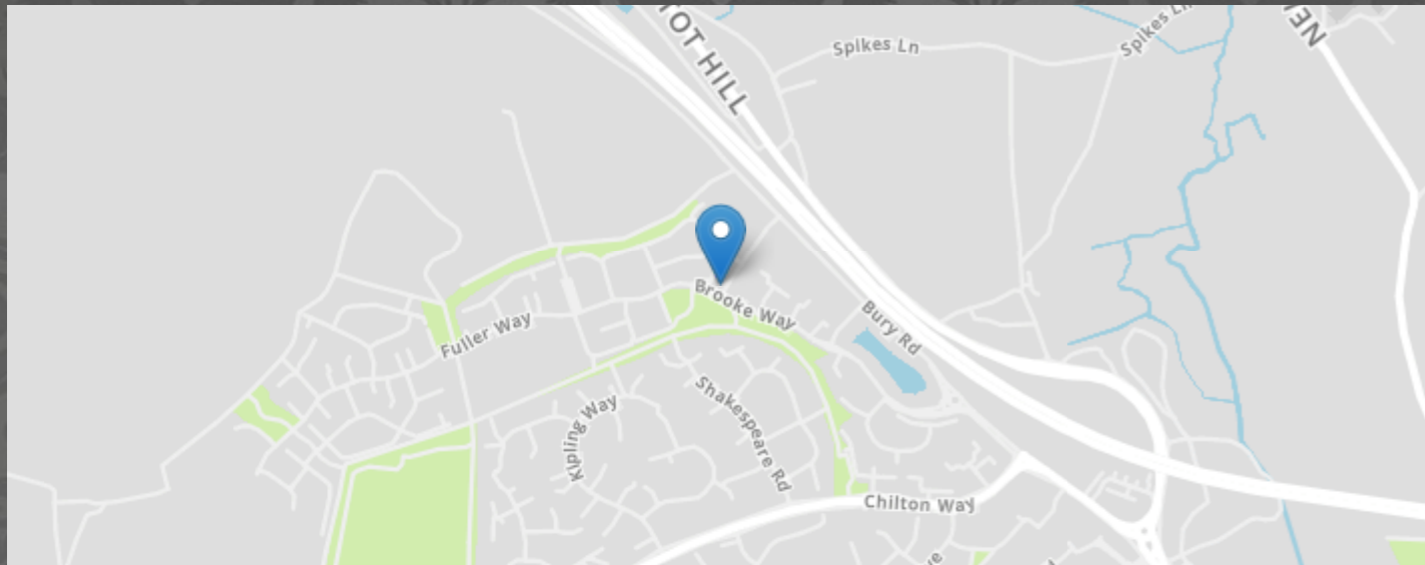


## Brooke Way, Stowmarket



- NO ONWARD CHAIN!
- FOUR BEDROOMS
- GARAGE & OFF ROAD PARKING
- ENSUITE & TWO BATHROOMS
- TOWN HOUSE
- WELL PRESENTED
- NORTHFIELD VIEW TAYLOR WIMPEY DEVELOPMENT

# MARKS & MANN

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# MARKS & MANN



## Brooke Way, Stowmarket

NO ONWARD CHAIN!!!

Built in 2017 and located on the NORTHFIELD VIEW development is this FOUR BEDROOM, THREE STOREY, SEMI DETACHED TOWN HOUSE. The property offers spacious and versatile accommodation and benefits from kitchen/ breakfast room, lounge/ diner and a cloakroom to the ground floor, bedroom two, bedroom four and a family bathroom to the first floor and bedroom one with en-suite shower room to the second floor along with bedroom three and additional shower room. There is an enclosed low maintenance rear garden along with a driveway providing off road parking and a detached garage. The property is ideally located for easy access to the local primary schools, and amenities.

**£300,000 Guide Price**

# Brooke Way, Stowmarket

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## Entrance Hallway

Stairs up. Cupboard under stairs. Laminate flooring. Radiator.

## Cloakroom

Low level W.C. Pedestal wash basin. Extractor fan. Part tiled wall. Laminate flooring. Radiator.

## Lounge

4.71m x 3.95m (15' 5" x 13' 0")  
Double glazed window and doors to rear garden. Laminate flooring. Radiator.

## Kitchen

3.41m x 3.07m (11' 2" x 10' 1")  
Double glazed window to front. Range of wall and floor mounted units. Laminate worktop. Stainless steel sink. Electric hob. Extractor hood. Integrated oven. Integrated fridge/freezer. Space for dishwasher and washing machine. Part tiled wall. Tiled flooring. Radiator.

## First Floor

### Landing

Double glazed window to front. Stairs up. Radiator.

### Bedroom Two

4.72m x 3.36m (15' 6" x 11' 0")  
Double glazed window to rear. Double glazed door with Juliette balcony to rear. Radiator.

### Bedroom Four

2.87m x 2.56m (9' 5" x 8' 5")  
Double glazed window to front. Radiator.

### First Floor Bathroom

2.56m x 1.69m (8' 5" x 5' 7")  
Low level W.C. Pedestal wash basin. Bath. Extractor fan. Part tiled wall. Lino flooring. Radiator.

## Second Floor

### Landing

Loft access. Airing cupboard.

### Bedroom One

3.72m x 3.36m (12' 2" x 11' 0")  
Double glazed window to rear. Radiator. Door to:

### Ensuite

Low level W.C. Pedestal wash basin. Shower cubicle. Extractor fan. Lino flooring. Inset spotlights. Radiator.

### Bedroom Three

4.72m x 2.72m (15' 6" x 8' 11")  
Two double glazed windows to front. Radiator.

### Second Floor Bathroom

Low level W.C. Pedestal wash basin. Shower cubicle. Extractor fan. Laminate flooring. Inset spotlights. Radiator.

### Rear Garden

Laid to lawn. Paved patio area. Outside tap. Gate to side.

### Garage

Up and over door.

### Parking

Off road parking for two cars.

## 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.

## 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](http://www.rightmove.co.uk/broadband-speed-in-my-area) for this information.

## Council tax band:

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

## Service Charge

There is a service charge of approximately £205 per annum. Please note this is subject to change.



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

