

- NO ONWARD CHAIN
- EN-SUITE OFF BEDROOM ONE
- THREE BEDROOM SEMI DETACHED
- OFF-ROAD PARKING FOR TWO CARS
- NEARBY TO STOWMARKET TRAIN STATION

- CORNER PLOT
- CEDARS PARK DEVELOPMENT
- SINGLE GARAGE
- EASY ACCESS TO A14

MARKS & MANN



Harrier Way, Stowmarket

NO ONWARD CHAIN

Welcoming to market this THREE BEDROOM SEMI-DETACHED house located in the popular Cedars development within Stowmarket. This property offers OFF ROAD PARKING AND A SINGLE GARAGE, along with on road communal parking for guests. Good size accommodation offered throughout with a reception, dining area, kitchen and cloakroom to the ground floor, primary bedroom with en-suite, two further bedrooms and a family bathroom to the first floor. The rear garden is easily maintained but could be landscaped further if desired! A great first time home, INVESTMENT OPPORTUNITY or upsize! Call to book now.

MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.
01449 867 590
contactstowmarket@marksandmann.co.uk
Website www.marksandmann.co.uk

£270,000

Harrier Way, Stowmarket

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GROUND FLOOR

Living room

4.05m x 4.72m (13' 3" x 15' 6")

A bright and generously-sized room with a double aspect from the large UPVC double glazed bay window to the side and a UPVC double glazed window to the front. Fitted carpet. Neutral décor. Radiator.

Dining Room

3.10m x 4.68m (10' 2" x 15' 4")

This well proportioned, open-plan reception room provides ample space for a dining table and overlooks the rear garden through UPVC double glazed sliding doors. Ideal to have open on a summers day and allows for lots of natural light to beam in.

There is a under-stair cupboard for storage. Fitted vinyl-tile flooring. Inset spotlights. Two radiators.

Kitchen

2.23m x 2.60m (7' 4" x 8' 6")

A fitted kitchen with a range of overhead and undercounter cupboards providing ample storage solutions. This room benefits from an integrated low-level oven, gas hob and extractor overhead. Splashback. Inset stainless steel sink and drainer. Space and plumbing for a washing machine and space for a dishwasher. Space for a tall fridge/freezer. A UPVC double glazed window to the front aspect of the property. Fitted vinyl-tile flooring. Inset spotlights.

Cloakroom

0.95m x 1.62m (3' 1" x 5' 4")

A useful room to have downstairs inclusive of a WC, wash basin and radiator with extractor fan overhead.

Fitted vinyl-tile flooring.

FIRST FLOOR

Bedroom One

2.70m x 4.05m (8' 10" x 13' 3")

A deceptively spacious main bedroom benefitting from a triple length fitted wardrobe for ample storage. A light-filled double aspect room with UPVC double glazed windows to the front and side of the property. Radiator.

En-suite

1.48m x 1.96m (4' 10" x 6' 5")

A three-piece suite including a WC, wash basin and double-length shower. Fitted vinyl-tile flooring. Extractor fan.

Bedroom Two

2.68m x 3.15m (8' 10" x 10' 4")

A good-sized double bedroom with a UPVC double glazed window to the rear aspect of the property. Fitted carpet. Built-in double wardrobe providing ample storage.

Bathroom

1.73m x 2.22m (5' 8" x 7' 3")

A three-piece suite including a WC, wash basin and bath with shower fixture overhead. Frosted double glazed window to the front aspect. Part-tiled walls. Radiator. Extractor fan.

Bedroom Three

2.04m x 3.35m (6' 8" x 11' 0")

A well-presented single bedroom with space for a double length wardrobe/chest of drawers. UPVC double glazed window to the front aspect of the property. Radiator.

Outside

The rear garden is fully enclosed with a mix of brick wall and fencing and has a gate providing side access to the property. There are patio and turf areas which make up the rear garden making it easy to maintain. There are two allocated parking spaces off-road and lots of communal parking on street. There is a single garage under the coach house a very short walk away to the side aspect of the property which provides ample storage or space for a further vehicle.

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.

Valuer's note: There are made to measure blinds for every window within the property and curtains and curtain pole fixtures for every window excluding the kitchen and bathroom.

Directions

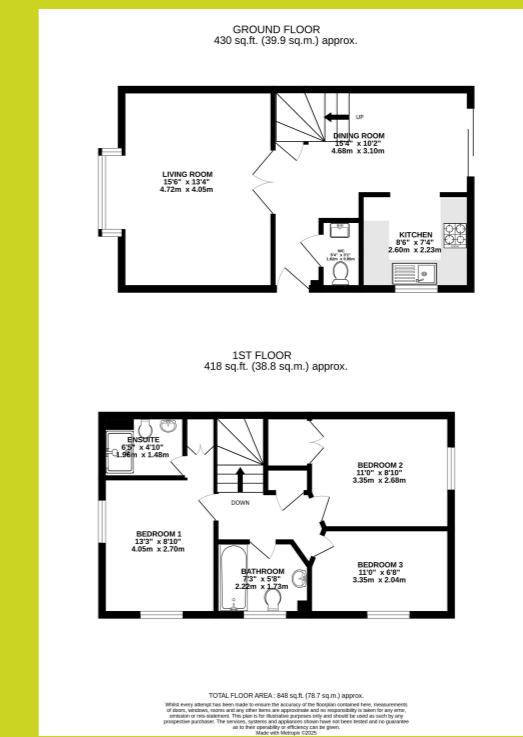
Using a SatNav, please use IP14 5FQ as the point of destination.

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.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC