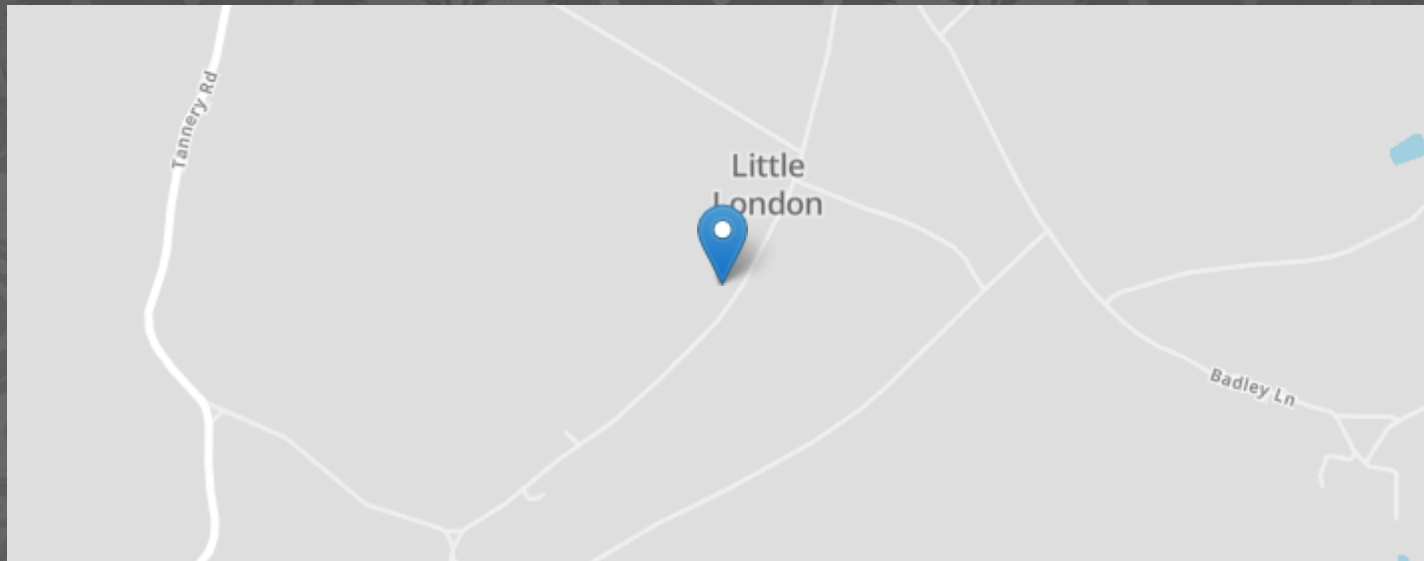


Little London, Combs, Stowmarket



- NO ONWARD CHAIN!
- AMPLE OFF ROAD PARKING AND GARAGE
- FIELD VIEWS TO THE FRONT & REAR
- UTILITY ROOM
- WET ROOM TO THE FIRST FLOOR
- DETACHED 4 BEDROOM CHALET BUNGALOW
- LARGE PLOT
- KITCHEN/ BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- ENSUITE TO BEDROOM ONE
- CLOAKROOM

MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Little London, Combs, Stowmarket

Benefiting from Suffolk countryside views from both the front and rear aspects of the property is this detached, chalet bungalow. The property offers multiple reception rooms and four bedrooms with two to the ground floor and two to the first floor. There is a spacious living/ dining room and a sizeable kitchen/ breakfast room which benefits further from a large utility and lean to. The main bedroom benefits from an ensuite, with a further wet room to the first floor servicing the two first floor bedrooms. There is ample storage space, with eaves storage and a "walk in" loft.

The large rear garden is unoverlooked and is mainly laid to lawn with a patio area. The property is serviced by oil central heating and to the side of the property is the oil tank. Bound by mature heading to the front of the property is the large driveway offering ample parking for multiple vehicles, along with the integrated single garage benefiting from power and electric.

The property does require some modernisation and early viewing is highly recommended to see the potential this property has!

£450,000 Guide Price

Little London, Combs, Stowmarket

Little London, Combs, Stowmarket

Entrance Hallway

Part glazed front door opening to a large entrance hallway. Two radiators. Stairs to first floor. Coving. Doors to:

Kitchen/ Breakfast Room

4.24m x 3.75m (13' 11" x 12' 4")
Double glazed window to the rear garden. Double glazed window to side. Range of wall and floor mounted units. Integrated fridge/ freezer. Integrated electric hob. Integrated oven and microwave. Sink with 1 1/4 drainer. Part tiled walls. Coving. Cupboard housing floor standing oil boiler. Radiator. Part glazed door opening to:

Utility Room

4.13m x 2.60m (13' 7" x 8' 6")
Two double glazed windows to side. Work surface with inset stainless steel sink. Floor mounted units and space for washing machine. Door to garage. Window and part glazed door to:

Lean to

3.28m x 2.52m (10' 9" x 8' 3")
Single glazed doors opening to the rear garden. Single glazed windows to side and rear.

Living Room / Diner

7.32m x 3.98m (24' 0" x 13' 1")
Two double glazed windows to front. Fire place with brick surround. Two radiators. Coving. Serving hatch.

Cloakroom

Window to rear. Low level W.C. Wall mounted basin. Tiled walls.

Office

3.43m x 2.15m (11' 3" x 7' 1")
Double glazed window to side and rear. Radiator. Coving.

Bedroom One

5.16m x 2.93m (16' 11" x 9' 7")
Two double glazed windows to front. Two radiators. Coving. Door to:

Ensuite

Double glazed window to rear. Shower cubicle. Low level W.C. Pedestal wash basin with tiled splash back. Part tiled walls. Radiator. Coving. Spotlights.

Bedroom Four

2.69m x 2.46m (8' 10" x 8' 1")
Double glazed window to rear. Coving.

First Floor

Landing

Door to cupboard housing water tank. Loft hatch. Doors to:

Bedroom Two

3.19m x 2.99m (10' 6" x 9' 10")
Double glazed window to rear. Built in wardrobes. Radiator.

Bedroom Three

3.65m x 2.96m (12' 0" x 9' 9")
Double glazed window to front. Radiator. Door to eaves storage. Cupboard housing water tank, leading to further eaves storage/ walk in loft space.

Wet Room

2.86m x 1.87m (9' 5" x 6' 2")
Two double glazed windows to side. Shower. Low level W.C. Pedestal wash basin. Chrome heated towel rail. Radiator. Spotlights. Extractor fan.

Rear Garden

The large west facing rear garden is mainly laid to lawn with a large patio area and uninterrupted field views to the rear. The garden is bound by mature hedging with side access to the front of the property. To the side of the property is also the oil tank.

Garage and Parking

The single integrated garage benefits from an electric roller door to the front and power and electric sockets.

There is ample off road parking for a number of vehicles on the large private driveway.

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

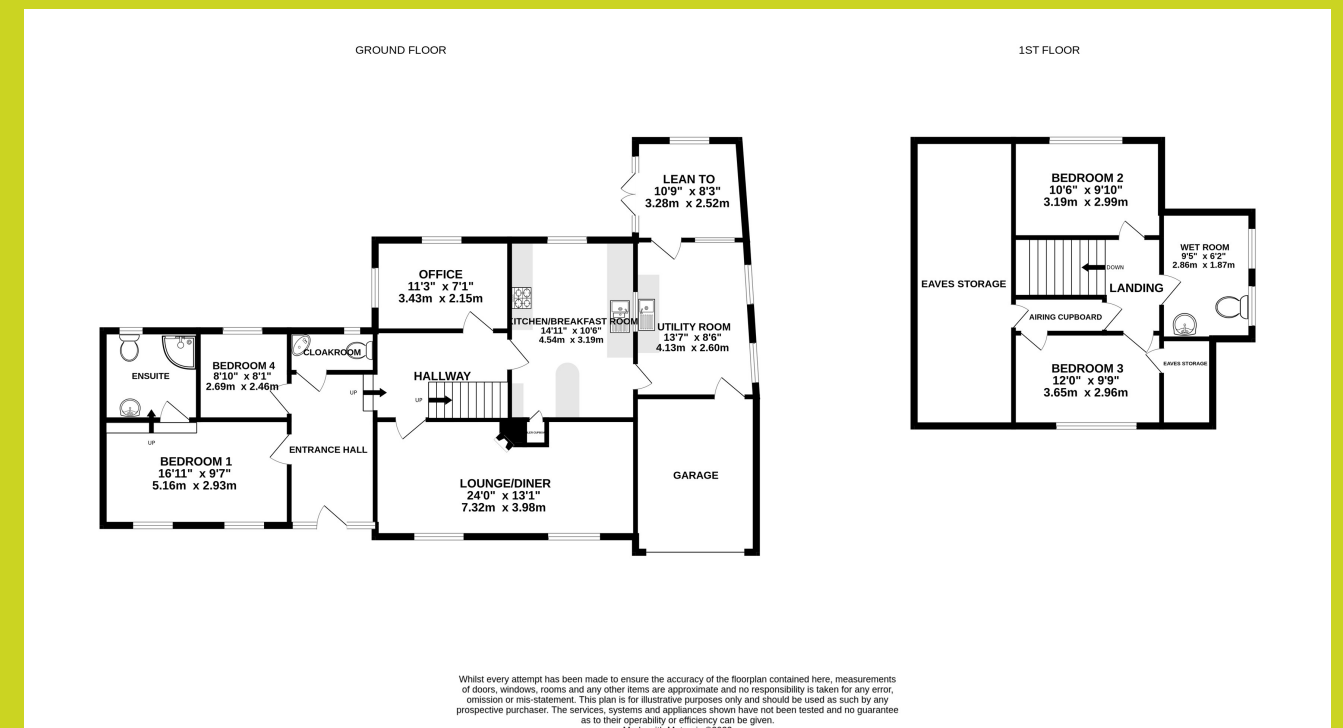
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

Council tax band:

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



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

