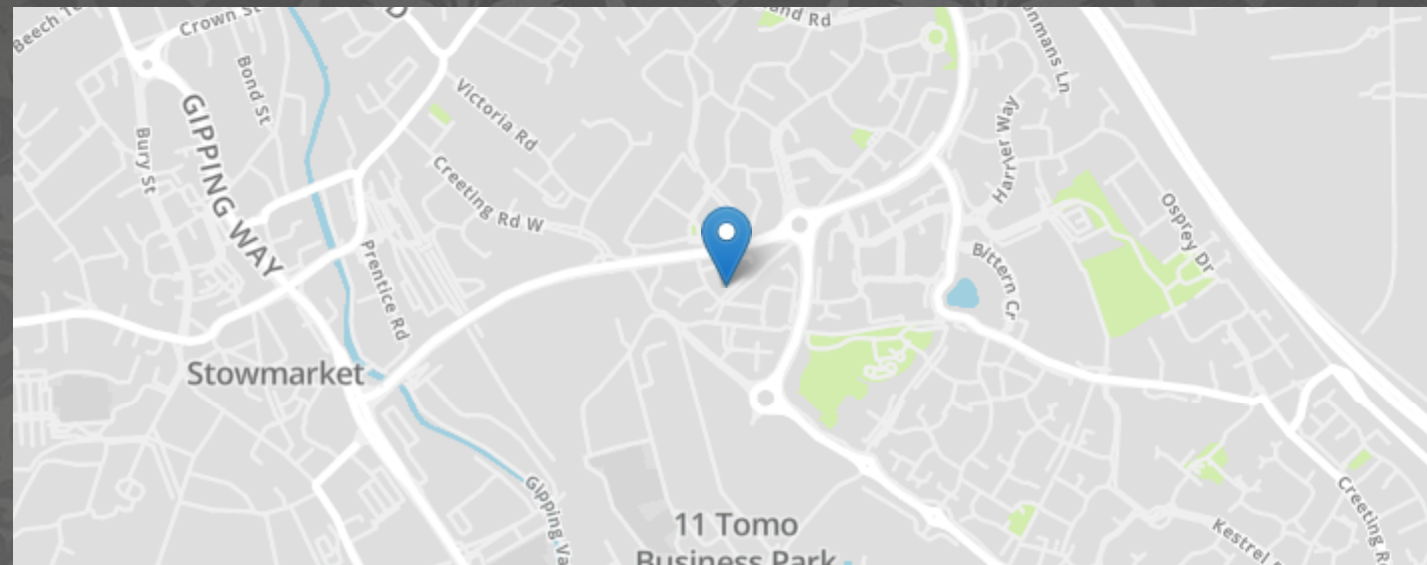


## Goosander Road, Stowmarket



- OFF STREET PARKING
- EN SUITE & BATHROOM
- SINGLE GARAGE
- THREE BEDROOMS
- LARGE LIVING/DINER

# MARKS & MANN

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# MARKS & MANN



## Goosander Road, Stowmarket

Marks and Mann are proud to present this three bedroom link detached family home on the popular Cedars Park development in Stowmarket. Internally the property comprises a downstairs cloakroom, spacious front to rear living/dining room and kitchen. The first floor encompasses a good sized main bathroom, main bedroom with en suite, single bedroom and a second double bedroom. Externally the property benefits from off street parking for multiple vehicles, a spacious rear garden accessed via a side gate and a single garage.

Ideally situated a short distance away from Stowmarket town centre the property benefits from access to all the facilities provided as well as transport links via a bus stop a short distance away and Stowmarket train station.

**£275,000**



Goosander Road, Stowmarket

Front

Gravel front with shrubs, concrete drive in car port.

Hallway

Tiled flooring, stairs, radiator, access to :

Cloakroom

Tiled floor, floor mounted WC, wall mounted sink, extractor, fuse box, radiator.

Living/Diner

7.1m x 3m (23' 4" x 9' 10")  
Double glazed window to front, double glazed double doors to rear, access to kitchen, dual radiators.

Kitchen

3.2m x 2m (10' 6" x 6' 7")  
Double glazed window to rear, vinyl flooring, vinyl worktops with cupboards above and below, stainless steel sink, gas double oven with gas hob, space for dishwasher and washer dryer.

First Floor

Bedroom One

3.5m x 2.9m (11' 6" x 9' 6")  
Double glazed window to rear, mirrored built in storage, radiator, access to :

En Suite

2.3m x 2.1m (7' 7" x 6' 11")  
Double glazed window to rear, vinyl flooring, walk in shower, wall mounted sink, floor mounted WC, heated towel rail.

Main Bathroom

2.1m x 1.7m (6' 11" x 5' 7")  
Double glazed window to front, vinyl flooring, wall mounted sink, floor mounted WC, bath with shower over, heated towel rail.

Bedroom Two

3.8m x 3.4m (12' 6" x 11' 2")  
Double glazed windows to front and rear, loft access, radiator.

Bedroom Three

2.9m x 2.4m (9' 6" x 7' 10")  
Double glazed window to front, radiator.

Rear Garden

South east facing, laid to lawn with small patio area, access via side gate.

Garage

Single garage with up and over door.

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.

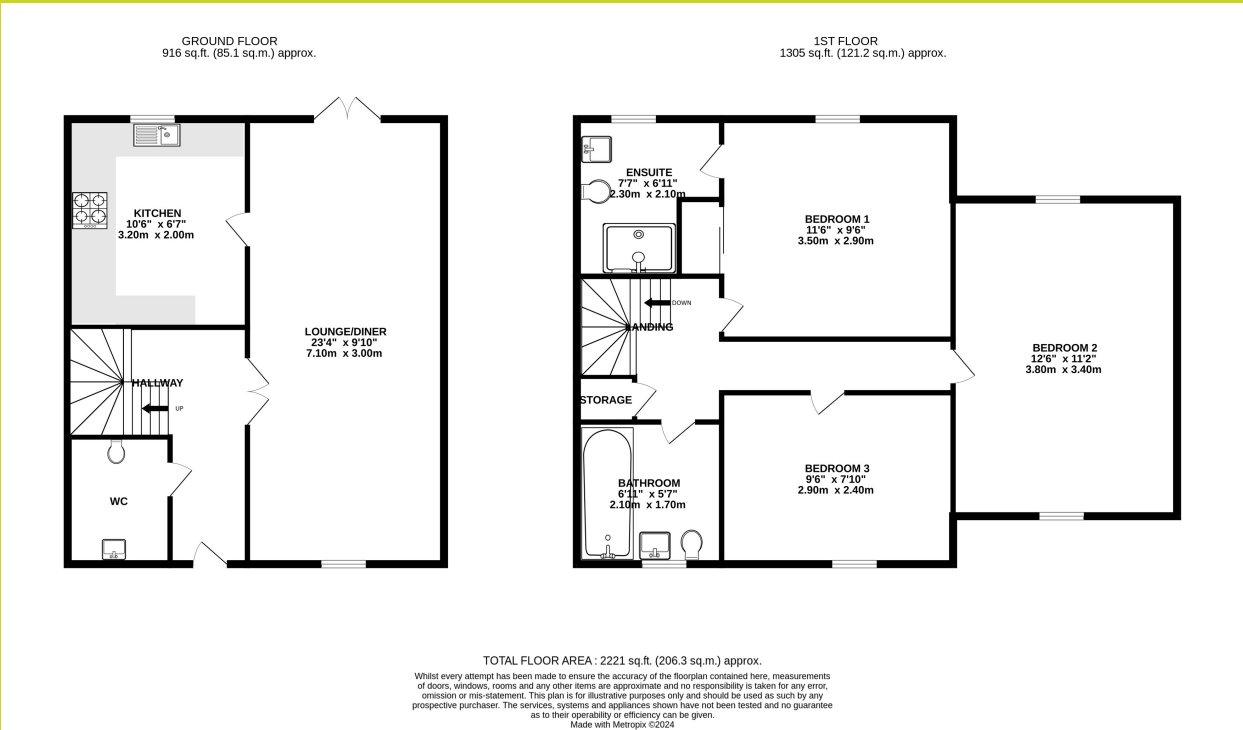
Money Laundering Regulations

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.

Council Tax Band

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

Goosander Road, Stowmarket



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

