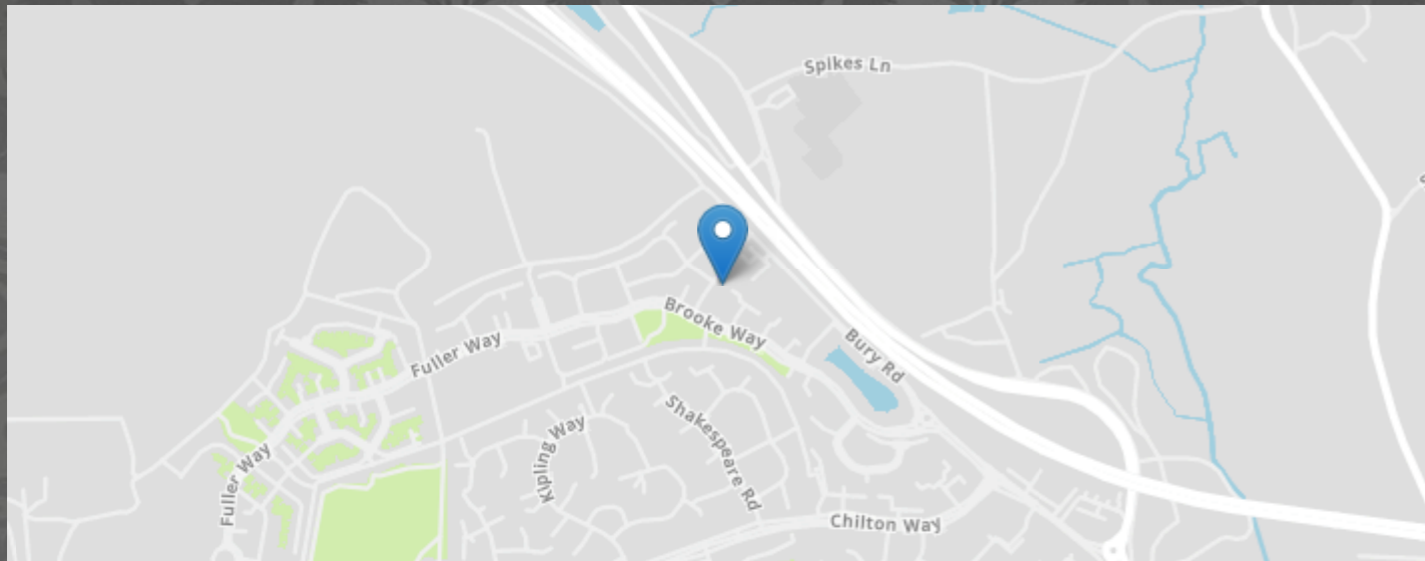


Sorley Road, Stowmarket



MARKS & MANN



- THREE BED SEMI DETACHED HOUSE
- EN-SUITE TO MASTER BEDROOM
- GROUND FLOOR W/C
- CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES AND EASY ACCESS TO A12/A14

- OFF STREET PARKING FOR MULTIPLE VEHICLES
- LANDSCAPED REAR GARDEN
- MODERN AND WELL PRESENTED
- INTEGRATED APPLIANCES - DISHWASHER, OVEN, FRIDGE/FREEZER, GAS HOB AND WASHER/DRYER

### Sorley Road, Stowmarket

Marks and Mann are pleased to bring to market this well presented three bedroom semi-detached house close to Stowmarket. With its generously sized lounge, en-suite to bedroom one and landscaped rear garden, there is a lot to love about this home. Close to multiple local parks as well as shops and other amenities, and with great travel links to the A14 this property is a wonderful family home.

MARKS & MANN

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**£270,000 Offers in Excess of**

## Sorley Road, Stowmarket

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### Hallway

Skimmed ceiling, overhead lighting, radiator, carpeted stairs leading to first floor, under-stair storage cupboard and tiled flooring.

### W/C

Skimmed ceiling, overhead lighting, radiator and wood effect flooring.

### Lounge

4.72m x 3.67m (15' 6" x 12' 0")  
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed French doors with side window panels, radiator and carpeted flooring.

### Kitchen

3.42m x 3.06m (11' 3" x 10' 0")  
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window, radiator and wood effect flooring. Kitchen consists of a range of base and eye level units with integrated sink-drainer, double electric oven, gas hob, washing machine, dishwasher and fridge freezer.

### Landing

Skimmed ceiling, overhead lighting, loft access hatch, radiator and carpeted flooring.

### Bedroom One

3.38m x 2.90m (11' 1" x 9' 6")  
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window, radiator, fitted wardrobes and carpeted flooring.

### En-suite:

Three piece shower room with skimmed ceiling, overhead lighting, front aspect UPVC double glazed obscured window, radiator under-sink storage and wood effect flooring.

### Bedroom Two

3.27m x 2.62m (10' 9" x 8' 7")  
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed window, radiator and carpeted flooring.

### Bedroom Three

3.67m x 2.01m (12' 0" x 6' 7")  
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed window, radiator and carpeted flooring.

### Bathroom

2.03m x 1.71m (6' 8" x 5' 7")  
Three piece family bathroom with Skimmed ceiling, overhead lighting, radiator and wood effect flooring.

### Rear Garden

Landscaped rear garden with a patio area leading from lounge, paved path to the garden gate which leads to the two vehicle driveway at the rear of the property. The remainder is laid to lawn with a shed to remain.

### 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

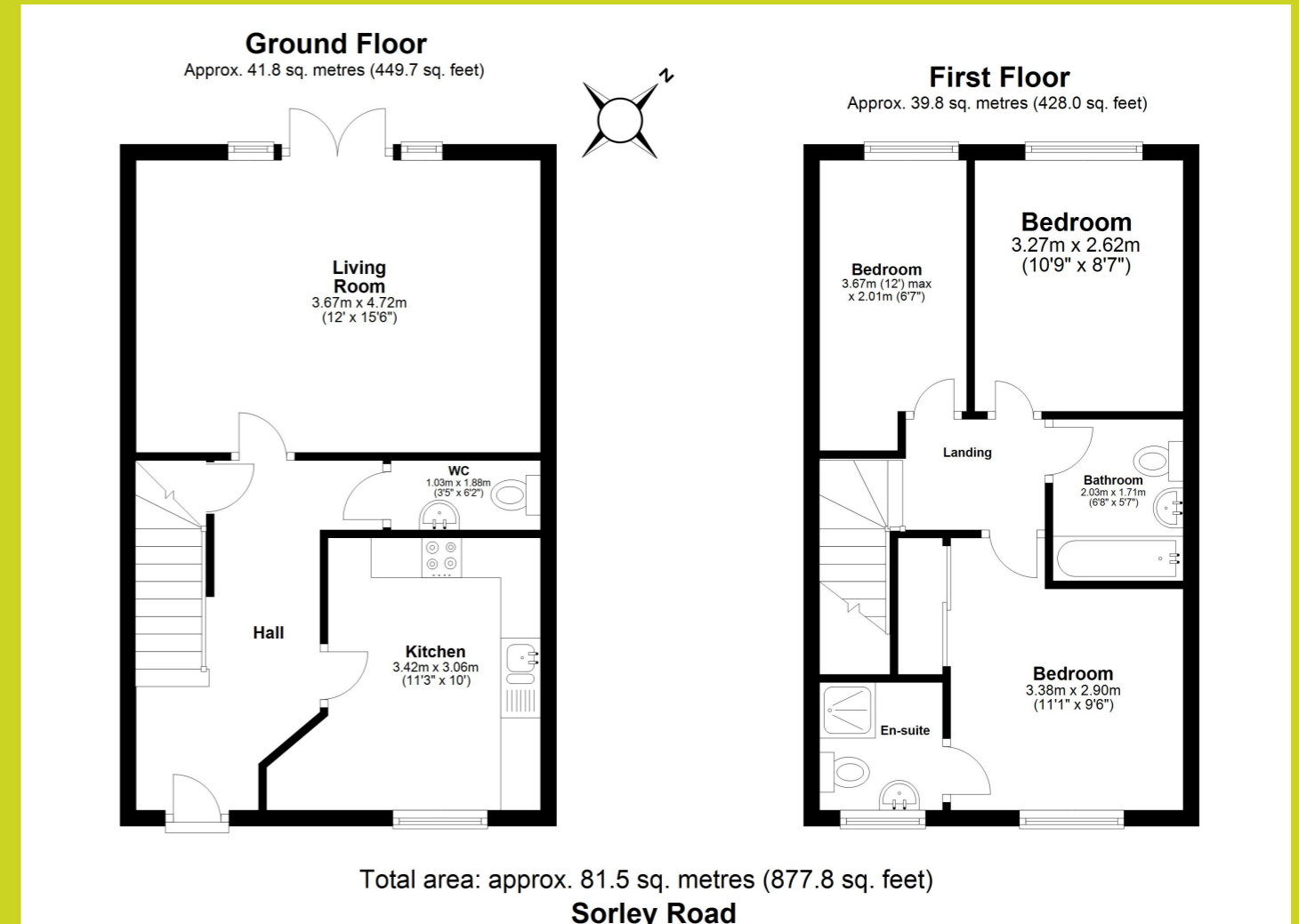
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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 C.



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

