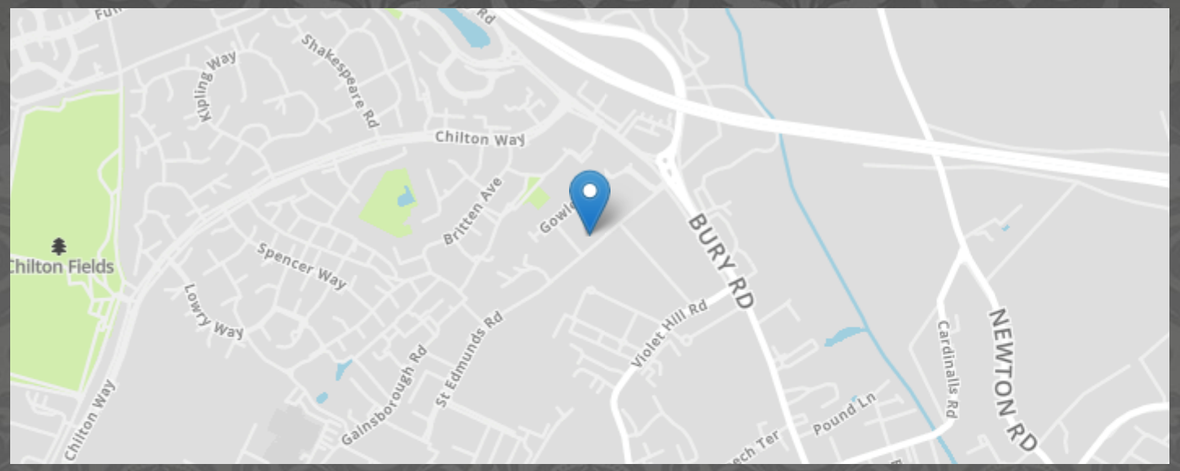
# St Edmunds Road, Stowmarket




- GARAGE
- VERY LARGE GARDEN
- OUTBUILDINGS WITH POWER AND LIGHT
- EASY A14 ACCESS
- OFF ROAD CAR PARKING
- THREE BEDROOMS
- WORKSHOP
- LOCAL AMENITIES NEARBY

MARKS & MANN

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MARKS & MANN

## St Edmunds Road, Stowmarket

Marks & Mann are pleased to be welcoming to the market this THREE BEDROOM SEMI-DETACHED HOUSE benefitting from MULTIPLE OFF-ROAD PARKING SPACES, single GARAGE, a MODERN AND STYLISH KITCHEN and a LARGE REAR GARDEN WITH OUTBUILDINGS. This property sits on a very generous plot and offers great POTENTIAL TO EXTEND (STP) and/or the possibility of adding FURTHER OUTBUILDINGS in the rear garden. It has been extremely well maintained throughout and offers a separate reception, KITCHEN/DINER along with a DOWNSTAIRS W/C and a large CONSERVATORY on the ground floor with the first floor housing TWO LARGE DOUBLE BEDROOMS, one single room and a FAMILY BATHROOM. ***EARLY VIEWING HIGHLY RECOMMENDED TO APPRECIATE ALL IT HAS TO OFFER***

**£325,000 Guide Price**

# St Edmunds Road, Stowmarket

## GROUND FLOOR

### Lounge

4.92m x 3.61m (16' 2" x 11' 10")
A very good sized family room with a large bay window that really enhances the natural light in the room. This is also where you will find the fireplace. Hard flooring throughout. Double glazed window.

### Kitchen/Diner

5.60m x 3.11m (18' 4" x 10' 2")
A substaintial room with ample storage cupboards and worktop space. Currently fitted with a mix of intergrated appliances and free standing ones this includes a hob and gas oven, dishwasher, washing machine and fridge/freezer. Hard flooring throughout. This is also where you will find the under stairs WC.

### Conservatory

4.88m x 3.62m (16' 0" x 11' 11")
A very sizeable room that flows into the kitchen area seemlessly and with french door access into the rear garden provides a real focal point of the property. Is a quarter brick-built and has electricity and heating connected into the room making it a usable room in not only the summer but the winter as well. Hard flooring throughout.

## FIRST FLOOR

### Bathroom

2.66m x 2.36m (8' 9" x 7' 9")
A mdoern family bathroom that is made up of a stylish three piece suite that includes wash basin, WC and full length bathtub with overhead shower.Full tiled walls with tiled flooring. Duel aspect double glazed frosted windows.

### Bedroom 1

4.06m x 3.33m (13' 4" x 10' 11")
A very large double bedroom that has been carpeted throughout. Ample space for extra storage units and well as alcoves for further storage as well. Large double glazed window allows for plenty of natural light to enter the room.

### Bedroom 2

3.32m x 3.12m (10' 11" x 10' 3")
Large double bedroom with plenty of door for extra storage units as well. Carpeted throughout. Large double glazed window has an outlook over the rear garden.

### Bedroom 3

3.11m x 2.20m (10' 2" x 7' 3")
A good sized single bedroom currently laid out with bunk beds. Carpeted throughout. Double glazed window.

### Outside

Front garden is well maintained with laid to lawn turf and a stone path leading up to the property.

The rear garden is immaculate and is a very large plot. There is a great mixture of laid to lawn areas and outside seating areas which includes an outdoor bar space. This is also where you will find access into the workshop which has power connected to it. The garage also has power connected.

### Important Information.

Tenure – Freehold.
Services – we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band B.
EPC rating TBC.
Our ref: JS.

### Directions

Using a SatNav, please use IP14 1NR 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

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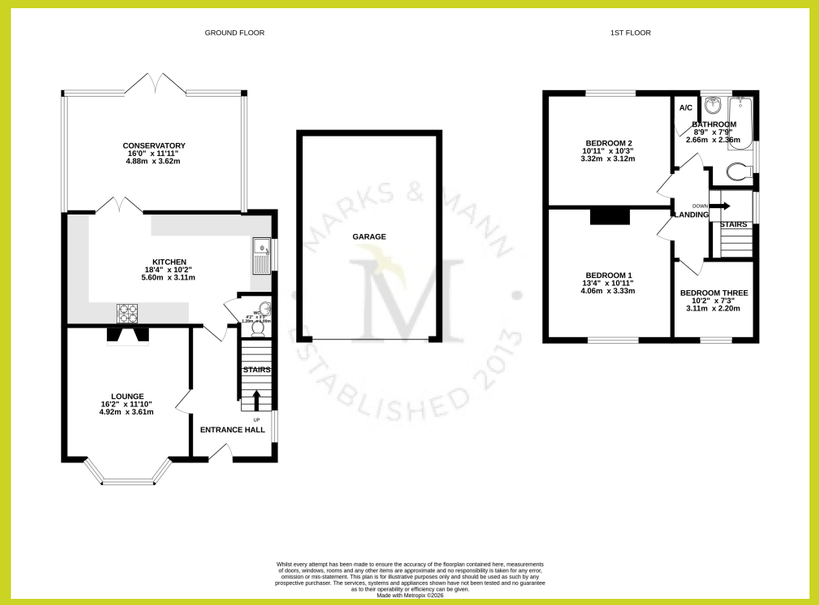
### Anti Money Laundering Regulations

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.