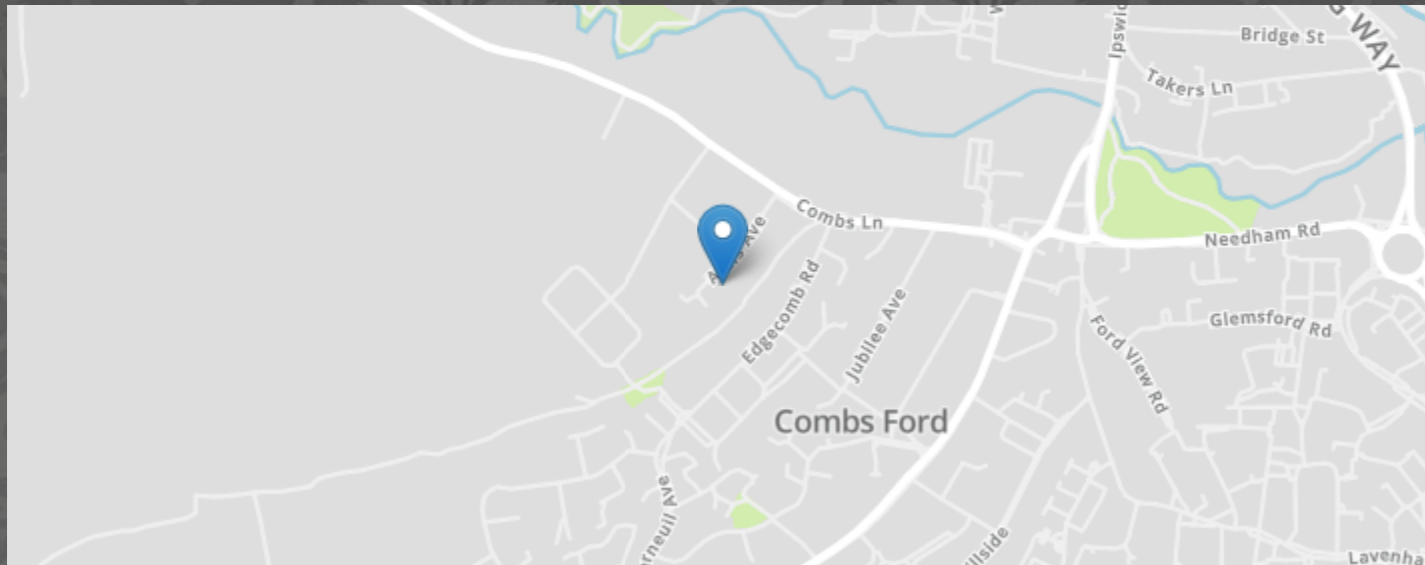


Aldis Avenue, Stowmarket



- SPACIOUS ACCOMMODATION
- KITCHEN & DINING AREA
- DOWNSTAIRS SHOWER ROOM
- GOOD SIZED REAR GARDEN
- FOUR BEDROOMS
- UTILITY ROOM
- OFF STREET PARKING
- SINGLE GARAGE

MARKS & MANN

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MARKS & MANN



Aldis Avenue, Stowmarket

Marks and Mann are proud to present this four bedroom semi-detached house in the popular Coombs area of Stowmarket. Internally the property benefits from a spacious kitchen/diner, living room to the rear, utility room, downstairs shower room and fourth bedroom/dining room. On the first floor the property benefits from a large main bedroom, a second double bedroom, a single bedroom and main bathroom. Externally the property comprises of off street parking for multiple vehicles on the front, side access via a shared driveway to a single garage and an extensive rear garden.

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.

£325,000

Aldis Avenue, Stowmarket

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Front

Paved frontage providing off street parking, shared drive with access to rear.

Hallway

Double glazed window to front, lino flooring, access to boiler.

Bedroom Four/Dining Room

3.5m x 3.3m (11' 6" x 10' 10")
Double glazed window to front, laminate flooring, radiator.

Kitchen

5.3m x 3m (17' 5" x 9' 10")
Double glazed window to side, lino flooring, stone worktops with cupboards above and below, electric hob and extractor, resin sink, radiator.

Living Room

4.6m x 3.2m (15' 1" x 10' 6")
Double glazed windows to rear, double doors to rear, dual velux windows, electric fire, radiator.

Utility Room

2.7m x 1.7m (8' 10" x 5' 7")
Double glazed window to side, door to side, lino flooring, laminate work surface, radiator.

Downstairs Shower Room

1.7m x 1.7m (5' 7" x 5' 7")
Double glazed window to side, freestanding shower, tiled walls and floor, floor mounted WC, floor mounted sink, heated towel rail.

First Floor

Landing

Double glazed window to side, loft access.

Bedroom One

3.8m x 3.5m (12' 6" x 11' 6")
Double glazed window to rear, laminate flooring, radiator.

Bedroom Two

3.4m x 2.9m (11' 2" x 9' 6")
Double glazed window to front, radiator.

Bedroom Three

2.6m x 2.4m (8' 6" x 7' 10")
Double glazed window to front, radiator.

Main Bathroom

2.3m x 2m (7' 7" x 6' 7")
Double glazed window to rear, lino flooring, floor mounted sink with storage under, floor mounted WC, bath with rain head shower above, radiator.

Garden

Laid to lawn, access via gate to side with patio area.

Garage

Single garage with double doors to front and access via side 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

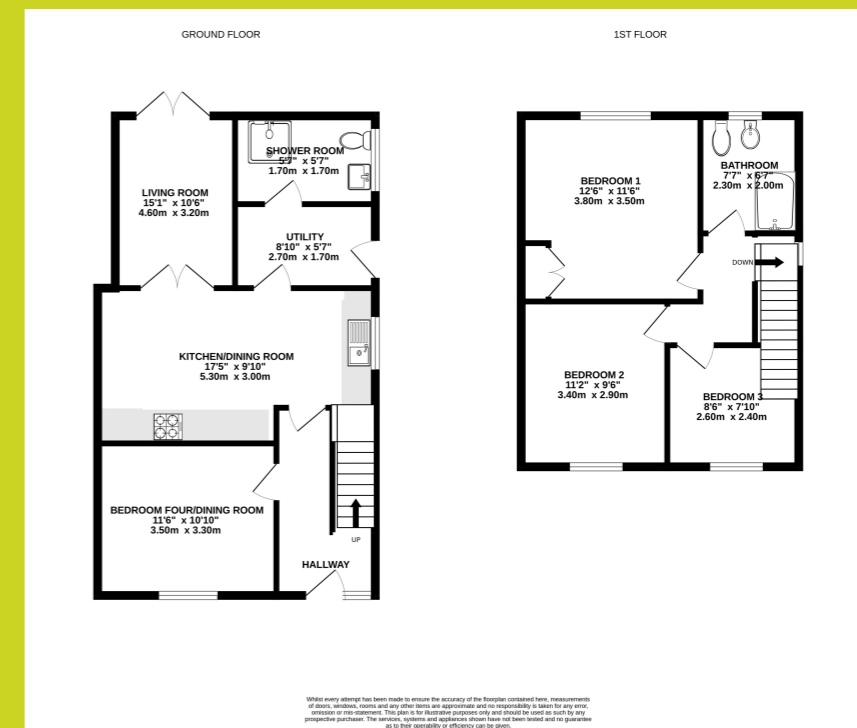
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

