

## Church View, Haughley, Stowmarket



# MARKS & MANN



- FOUR BED DETACHED FAMILY HOME
- SINGLE GARAGE AND OFF STREET PARKING
- MODERN FIRST FLOOR FAMILY BATHROOM
- GROUND FLOOR W/C
- IMMACULATEDLY PRESENTED
- FULLY INTEGRATED MODERN KITCHEN WITH QUARTZ COUNTER
- LANDSCAPED EAST FACING REAR GARDEN
- CLOSE TO LOCAL AMENITIES



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Offered for sale is this IMACULATEDLY PRESENTED DETACHED four bedroom house with a SINGLE GARAGE, off road parking and landscaped EAST FACING rear garden. The home comprises of an OPEN-PLAN Kitchen/Dining room with French doors to the garden, spacious lounge and modern family bathroom.

# MARKS & MANN

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**£375,000 Offers in Excess of**

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### GROUND FLOOR

#### Hallway

Skimmed ceiling, overhead lighting, front aspect UPVC double glazed obscured window and front door, radiator, storage cupboard and carpeted flooring.

#### W/C

Skimmed ceiling, overhead lighting, side aspect UPVC double glazed obscured window, under-sink storage, radiator and wood effect flooring.

#### Lounge

4.86m x 3.66m (15' 11" x 12' 0")  
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window, radiator and carpeted flooring.

#### Kitchen/Diner

5.87m x 5.34m (19' 3" x 17' 6")  
Skimmed ceiling, spotlighting and overhead lighting, rear aspect UPVC double glazed window and French doors, two radiators, storage cupboard, under-stair storage, carpeted stairs leading to first floor and Karndean wood effect flooring. Kitchen consists of a range of modern base and eye level units with a quartz countertop, integrated sink-drainer, fridge freezer, dishwasher, washing machine and extraction unit, space for a range cooker.

### FIRST FLOOR

#### Landing

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

#### Bedroom One

4.17m x 2.99m (13' 8" x 9' 10")  
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window, fitted wardrobes, radiator and carpeted flooring.

#### Bedroom Two

3.19m x 2.78m (10' 6" x 9' 1")  
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window, radiator, boiler cupboard and carpeted flooring.

#### Bedroom Three

3.01m x 2.54m (9' 11" x 8' 4")  
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed window, radiator and carpeted flooring.

#### Bedroom Four

2.77m x 2.54m (9' 1" x 8' 4")  
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed window, radiator and carpeted flooring.

#### Bathroom

3.43m x 1.80m (11' 3" x 5' 11")  
Four piece family bathroom with skimmed ceiling, spotlighting, extraction fan, side aspect UPVC double glazed obscured window, under sink storage, heated towel rack and laminate flooring.

### OUTSIDE

#### Garage

5.42m x 3.09m (17' 9" x 10' 2")  
Single garage with up and over garage door, side aspect UPVC double glazed obscured door leading to garden, electricity outlets and overhead lighting.

#### Front Garden

Separated into three sections, there is a concrete driveway leading to the garage, an additional gravel driveway with the remainder laid to lawn with flowerbeds.

#### Rear Garden

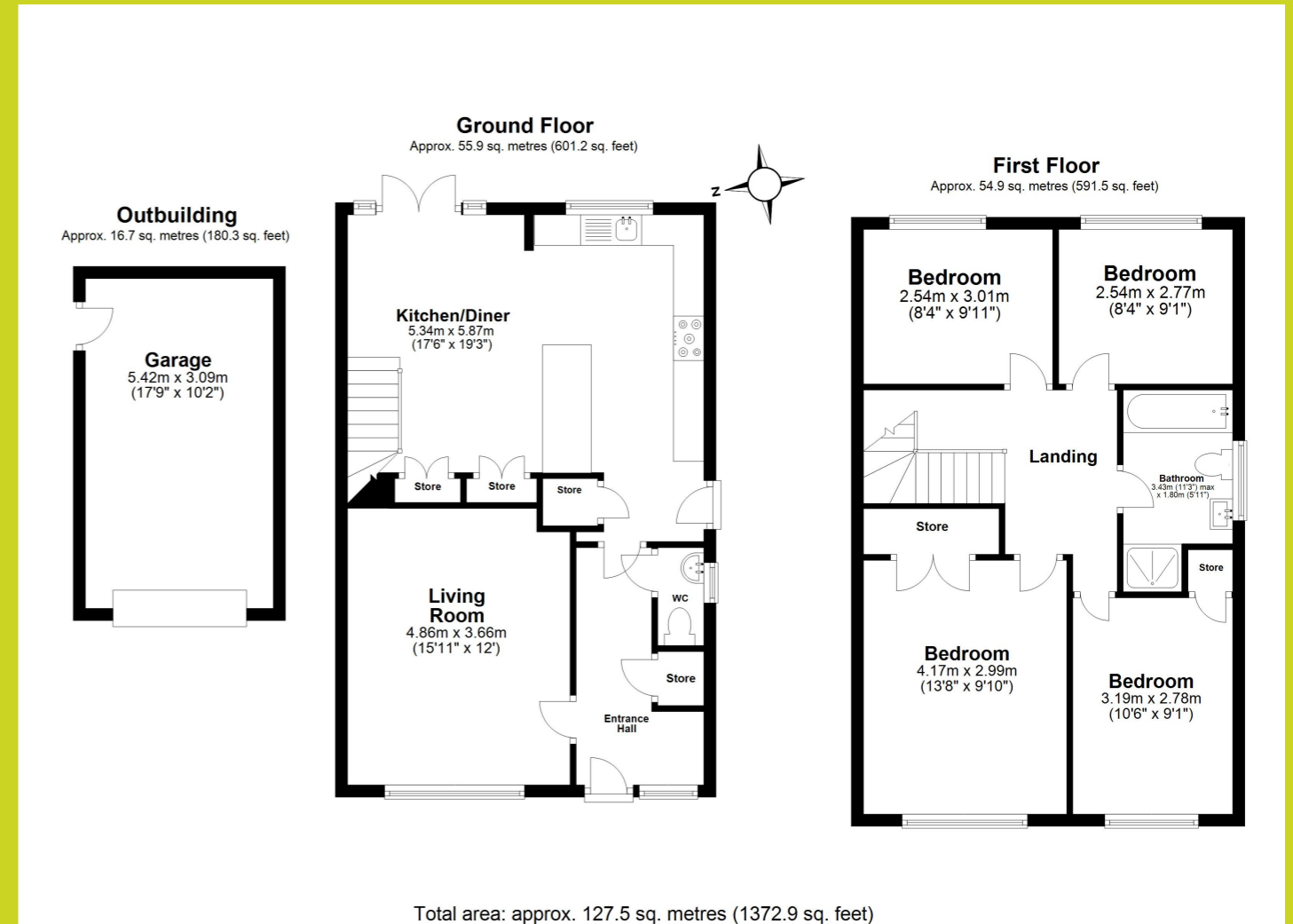
East facing landscaped rear garden with a large Indian slate patio area with the remainder laid to lawn, external tap and access to the garage.

### ADDITIONAL INFORMATION

#### Important Information

Tenure - Freehold  
Services - We understand that mains gas, electricity, water and drainage are connected to the property.  
Council Tax Band - D  
EPC Rating - D  
Our Ref: SM

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

