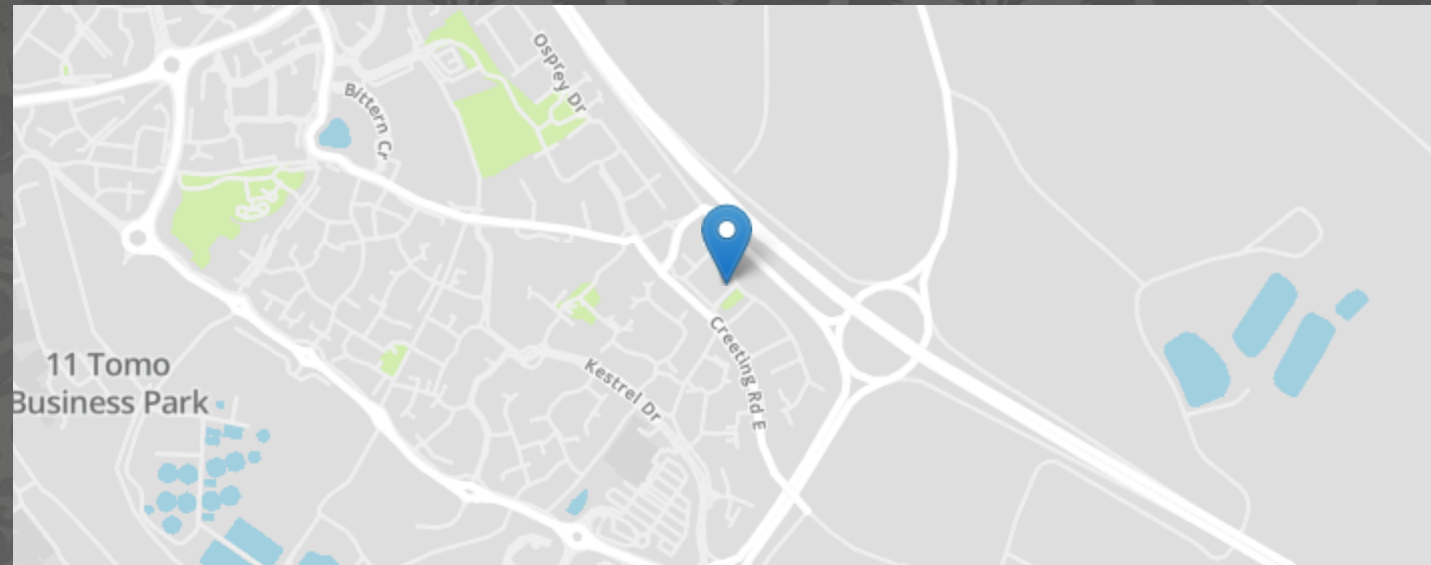


Buzzard Rise, Stowmarket



- DOUBLE GLAZED WINDOWS & DOORS
- ENTRANCE HALL & CLOAKROOM
- KITCHEN DINING ROOM
- JACK AND JILL TO BEDROOM TWO AND THREE
- GAS CENTRAL HEATING
- LOUNGE
- EN SUITE TO BEDROOM ONE
- GARAGE & OFF ROAD PARKING

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MARKS & MANN



Buzzard Rise, Stowmarket

Situated in the popular Cedars Park Development is this FOUR BEDROOM SEMI-DETACHED TOWN HOUSE. The accommodation comprises of entrance hallway, ground floor cloakroom, kitchen/diner, lounge, en-suite off bedroom one, an additional first floor family bathroom, Bedroom two and three have Jack and Jill en-suite. Benefits include double glazed windows, gas central heating, off road parking for one cars and enclosed rear garden.

1.3 miles from Tesco's Superstore, approximately 1.5 miles from Stowmarket town centre and easy access to the A14, Twenty minute walk to Stowmarket Railway Station.

Early viewing is advised.

£350,000 Offers in Excess of

Buzzard Rise, Stowmarket

Front

Block paved driveway, path to front door, shrubs.

Entrance Hall

Stairs to first floor, Radiator.

Cloakroom

Low level W.C. Pedestal hand was basin, Part tiled, Extractor fan, Tiled flooring, Radiator.

Lounge

3.63m x 4.93m (11' 11" x 16' 2") Double glazed window to front, Electric fire with surround, Radiator.

Kitchen Dining Room

3.86m x 5.84m (12' 8" x 19' 2") Double glazed window and French doors to rear, Tiled flooring, One and half stainless steel sink with mixer tap and drainer, Laminated worktop, A range of wall and base fitted units with cupboards and drawers, Built in eye level double ovens, Gas hob with with extractor hood above, Space for fridge/freezer, Space for fridge, Plumbing for washing machine, Plumbing for dishwasher, Two radiators.

Frist Floor Landing

Airing cupboard.

Bedroom Two

3.18m x 3.60m (10' 5" x 11' 10") Double glazed window to rear, Radiator.

Jack and Jill Ensuite to bedroom Two and Three

Double shower cubicle, Low level W.C. Pedestal hand wash basin, Tiled flooring, Extractor fan, Part tiled, Radiator.

Bedroom Three

2.77m x 3.51m (9' 1" x 11' 6") Double glazed window to front, Radiator.

Bedroom Four

2.17m x 3.20m (7' 1" x 10' 6") Double glazed window to rear, Radiator.

Bathroom

Double glazed window front, Part tiled, Panelled bath, Pedestal hand wash basin, Low level W.C. Tiled flooring, Extractor fan, Radiator.

Second Floor

Radiator, door to :

Bedroom One

3.89m x 6.47m (12' 9" x 21' 3") Double glazed window to front, Built in mirrored wardrobes, Loft access, Two sky lights to rear, Built in storage cupboard.

Ensuite

Sky light to rear, Pedestal had wash basin, Low level W.C. Double Shower, Tiled flooring, Extractor fan, Radiator.

Rear Garden

Mostly laid to lawn, Outside tap, Patio area.

Garage

Up and over door, Power and light connected. Personnel door to rea, Loft boarded out for more storage.

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.

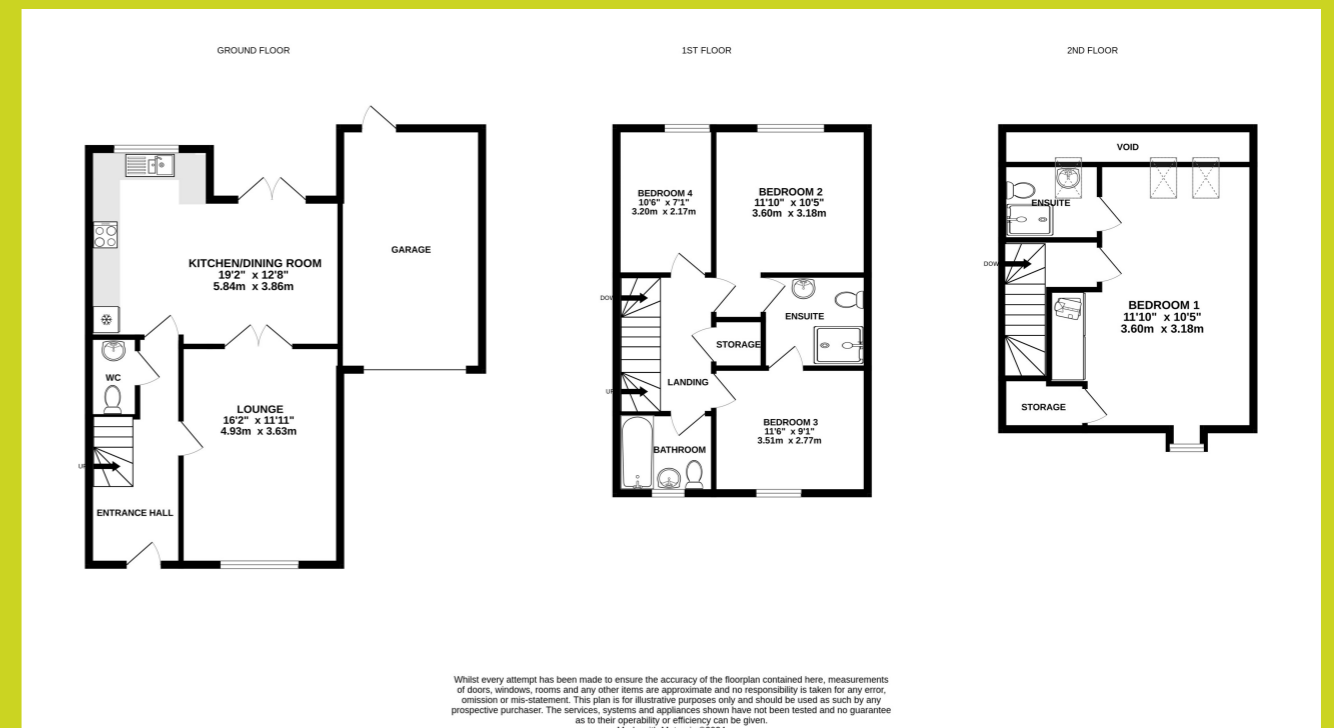
School Admissions

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 D.

Buzzard Rise, Stowmarket



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

