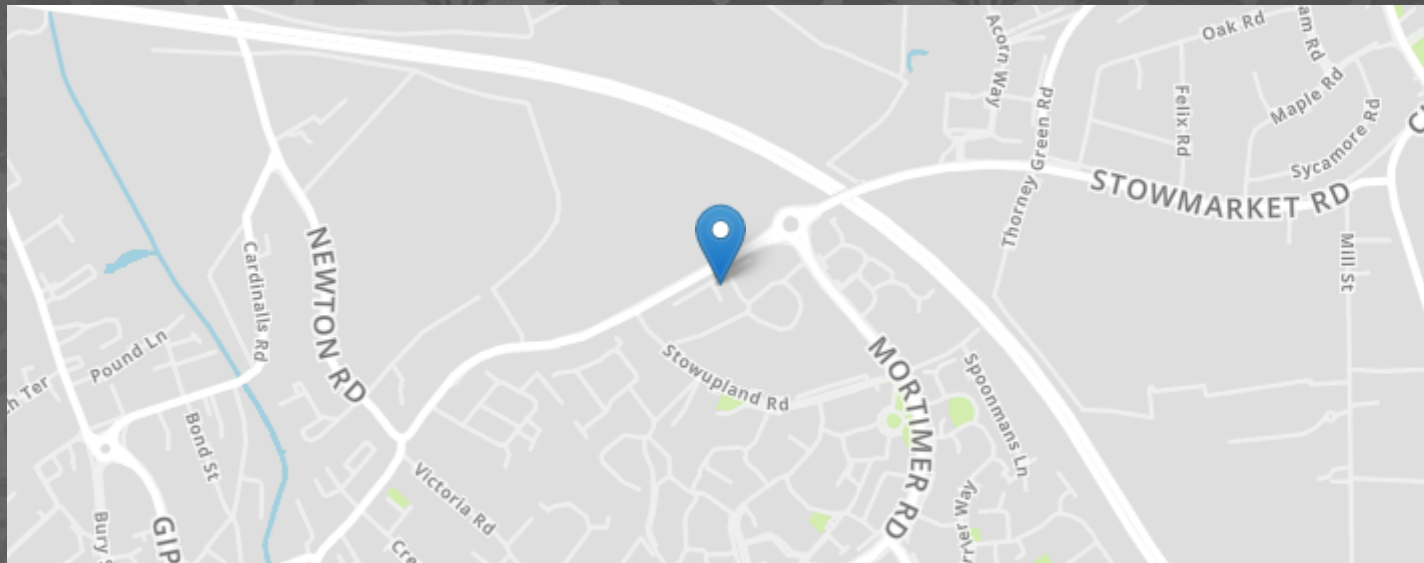


Eider Close, Stowmarket



- CONSERVATORY
- LANDSCAPED REAR GARDEN
- WELL PRESENTED ACCOMMODATION
- OPEN PLAN KITCHEN / DINER
- GARAGE AND DRIVEWAY
- CUL-DE-SAC LOCATION
- CLOSE TO LOCAL AMENITIES & BUS ROUTES
- MAIN BATHROOM, EN-SUITE SHOWER ROOM AND WC

MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Eider Close, Stowmarket

Welcoming to market this WELL PRESENTED THREE BEDROOM DETACHED house situated within a cul-de-sac location and within close distance of Stowmarket Town Centre and Stowmarket Station. The property has had REFRESHED carpets and flooring within the last two years, NEW EN-SUITE two years ago and NEW radiators added. There is a good size conservatory with views of the LANDSCAPED rear garden, open plan kitchen/diner, spacious reception room with BAY WINDOW, three bedrooms with en-suite to the main, family bathroom and storage throughout. The property has a single GARAGE and DRIVEWAY for two cars.

£335,000 Guide Price

Eider Close, Stowmarket

Reception

Spacious and well presented with recently fitted carpets, modern décor and large bay window to the front aspect. The living room has made to measure blinds throughout which will stay, two radiators and double glazed windows.

Cloakroom

Ground floor cloakroom with WC and wash basin. LVT flooring. New towel radiator. Modern décor. Extractor fan. Frosted double glazed window.

Kitchen/Diner

Spacious fitted kitchen with ample floor and overhead units, worktops with splash tiles, dual aspect views with double glazed windows, LVT flooring and modern light fittings. The kitchen includes a rangemaster with overhead extractor fan and freestanding white goods with plumbing for a washing machine and dishwasher. The dining area sits conveniently opposite the kitchen with a double glazed window overlooking the rear garden. Modern light fittings. Radiator.

Conservatory

Welcoming sun room/conservatory with views overlooking the rear garden. Double French doors leading onto the patio area, double glazed windows through with double glazed pitched roof. Power sockets. Tiles with underfloor heating.

First Floor

Main Bedroom

Good size double bedroom with fitted carpet, fitted sliding wardrobes with mirror and double glazed window with made to measure blinds. The bedroom has the benefit of a small walkway leading into the bedroom providing further space for storage units if desired and an en-suite. The en-suite is fitted with a three piece suite to include walk-in shower, WC and wash basin. Wall mounted storage unit with mirror, NEW towel radiator, extractor fan and frosted double glazed window. LVT flooring.

Bedroom Two

Double bedroom with fitted carpet. This room is filled with natural light with dual aspect views. Modern décor, made to measure blinds and double glazed windows. Radiator.

Bedroom Three

The third bedroom is a great space as a guest area or at home office, the current vendors are using it as a dressing room and there is a beneficial over stairs built-in storage cupboard. Double glazed window to the front aspect. Fitted carpet. Modern décor. Radiator.

Bathroom

Very well presented main bathroom fitted with a three piece suite to include bath with overhead shower, WC and wash basin. Partly tiled walls and complete tiled section surrounding the bath. LVT flooring. Extractor fan. Frosted double glazed window. Towel radiator.

Outside

Front;
Well presented and easily maintained front garden with metal fencing and shingle. Pathway leading to the front entrance with canopy style porch and outside lighting. Good size driveway to the side for two cars and single garage with roll-up electric door and power inside.
Rear;
Beautifully landscaped with artificial turf, patio area and shrubbery borders. The garden is filled with colourful flower beds and has a wooden pergola providing additional seating area. Access to the side driveway and garage.

Important information

Tenure – Freehold.
Services – We understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band - C
EPC rating - TBC

Eider Close, Stowmarket

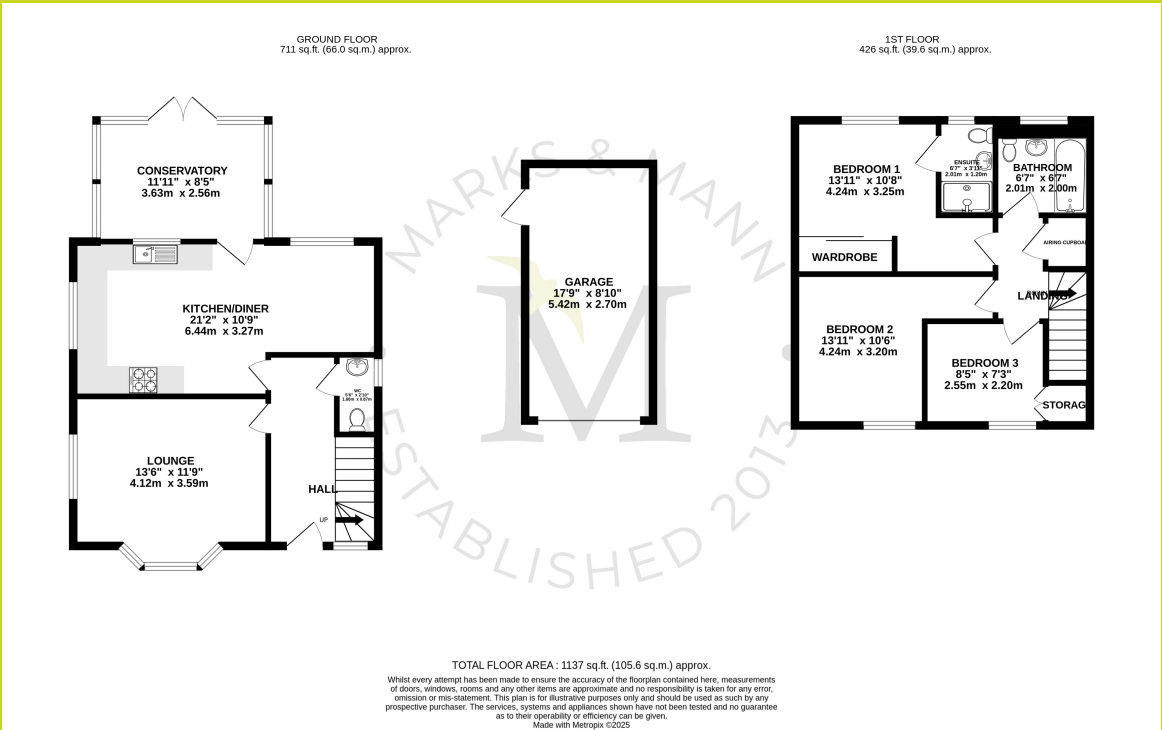
Disclaimer

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.

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.

