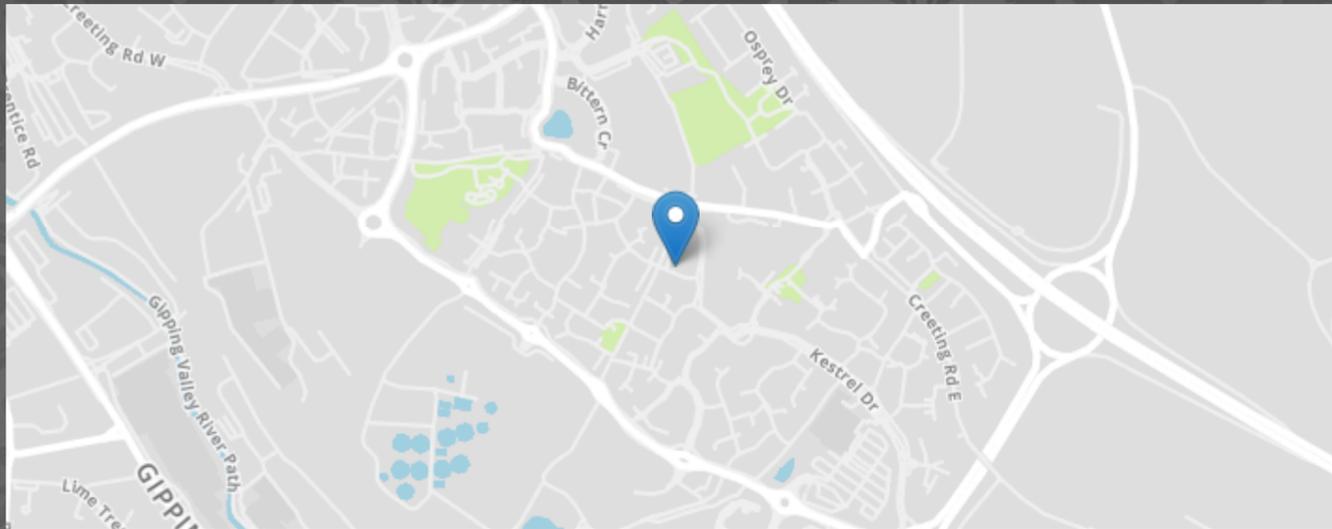


Blackbird Way, Stowmarket



- THREE GENUINE DOUBLE BEDROOMS
- SPACIOUS 18FT SITTING ROOM
- NO ONWARD CHAIN
- NEW CARPETS
- WELL PRESENTED THROUGHOUT
- PRIMARY BEDROOM WITH EN-SUITE AND FITTED WARDROBES
- OFF-ROAD PARKING
- REFRESHED DECORATION THROUGHOUT
- UTILITY AND STUDY

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MARKS & MANN



Blackbird Way, Stowmarket

NO ONWARD CHAIN

Occupying a popular residential position within Stowmarket, this exceptionally WELL-PRESENTED THREE DOUBLE BEDROOM semi-detached home offers generous living accommodation, a CONVERTED GARAGE providing additional versatile space, and a private enclosed rear garden — making it an ideal family home. The property has been thoughtfully adapted to enhance practicality, with the former garage now providing a dedicated HOME OFFICE and UTILITY area — perfectly suited to modern living. Internally, the home offers a particularly SPACIOUS SITTING ROOM measuring over 18ft in length, a separate dining room overlooking the garden, and a contemporary fitted kitchen. To the first floor are three well-proportioned double bedrooms, including a primary bedroom with en-suite shower room, alongside a modern family bathroom. This is a home that offers excellent flexibility, generous proportions and is presented in a move-in-ready condition throughout.

£280,000 Guide Price

Blackbird Way, Stowmarket

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GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hall with tile effect flooring and access to the ground floor cloakroom. The space leads through to the large living area and staircase rising to the first floor.

CLOAKROOM

Fitted with a low-level WC and pedestal wash hand basin. A practical addition for guests and everyday convenience. Radiator. Frosted double glazed window.

SITTING ROOM

A particularly generous reception room extending to over 18ft, offering ample space for substantial lounge furniture and media units. A front aspect window provides excellent natural light, while neutral décor and soft carpeting create a comfortable and inviting atmosphere. This room is ideal for both family living and entertaining.

DINING ROOM

Positioned to the rear of the property and accessed via an attractive archway from the living room, the dining room enjoys views over and direct access to the garden via French doors. There is comfortable space for a six-seater dining table, making this an ideal setting for family meals and social gatherings.

KITCHEN

Fitted with a contemporary range of wall and base units complemented by work surfaces and tiled splashbacks. The kitchen offers integrated oven and hob, with space for additional appliances. A practical and well-designed layout connects seamlessly through to the dining area and utility area, creating a sociable flow to the ground floor accommodation. Double glazed window to the rear aspect.

STUDY

The former garage has been thoughtfully converted (prior) to provide a dedicated home office — an increasingly essential feature for modern buyers. This space is ideal for remote working, a playroom or hobby room. Double glazed window to the front aspect.

UTILITY ROOM

Also forming part of the garage conversion, this extremely useful utility space provides additional storage and appliance space, helping to keep the main kitchen uncluttered. A valuable practical addition rarely found in similar homes. Access to the rear garden. Double glazed window to rear aspect.

FIRST FLOOR

BEDROOM ONE

A generous primary bedroom enjoying excellent natural light from dual front-facing windows, creating a bright yet calming retreat.

A full wall of fitted wardrobes provides extensive built-in storage, offering a sleek and practical solution without compromising floor space. The room comfortably accommodates a king-size bed alongside additional furniture, while the neutral décor and soft carpeting enhance the sense of space and comfort.

EN-SUITE

Accessed directly from the primary bedroom, the en-suite is fitted with a shower enclosure, low-level WC and pedestal wash hand basin. Finished in neutral tones with tiled flooring and part-tiled walls, it provides a practical and well-maintained private facility to the primary. Double glazed frosted window. Radiator.

BEDROOM TWO

Generous double bedroom overlooking the rear garden, offering excellent space for wardrobes and additional furniture, currently laid out as a children's bedroom, providing room to play and study. Radiator. Double glazed window.

BEDROOM THREE

Another true double bedroom - ideal as a child's room, guest bedroom or secondary workspace. The proportions make this far more versatile than the typical third bedroom. Double glazed window to the front aspect. Radiator.

FAMILY BATHROOM

Fitted with a panelled bath with shower over, low-level WC and wash hand basin. Finished in neutral tones and well maintained. Double glazed frosted window to the front aspect. Radiator.

OUTSIDE

FRONT

The property benefits from off-road parking to the front. The current vendors had updated the front with pebbles to both sides of the pathway. Canopy style porch. Outdoor lighting.

REAR GARDEN

The enclosed rear garden offers an excellent balance of patio and lawn. The paved terrace directly outside the dining room is ideal for outdoor dining and summer entertaining, while the lawned area provides space for children or pets.

Fenced boundaries provide privacy and security, creating a practical and family-friendly outdoor environment.

IMPORTANT INFORMATION

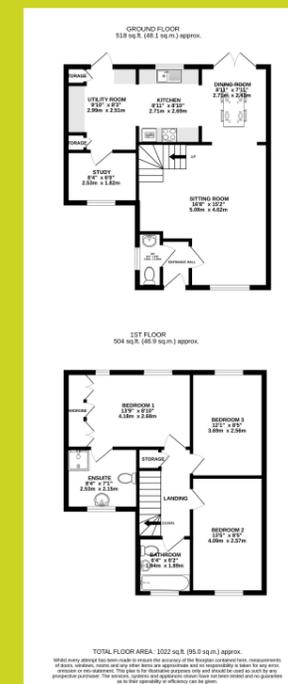
Tenure – Freehold.
 Services – We understand that mains gas, electricity, water and drainage are connected to the property.
 Council tax band - C
 EPC rating - TBC

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.

