

Wayside Close, Stowmarket



- THREE BEDROOMS
- CLOAKROOM
- WET ROOM
- KITCHEN/BREAKFAST ROOM
- REAR GARDEN
- ALLOCATED CAR PARKING SPACE

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MARKS & MANN



Wayside Close, Stowmarket

Marks and Mann are pleased to bring to market this THREE BEDROOM end of terraced house with ALLOCATED PARKING. The property sits on a close within the popular location of Combs Ford, providing easy access to Stowmarket Town Centre, local amenities and the local train station. This property features a good size living area, kitchen/breakfast room, ground floor cloakroom, three bedrooms and a wet room. The garden is generously sized with a patio area for seating and laid to lawn tiered top with two sheds to the rear.

£220,000 Offers in Excess of

Wayside Close, Stowmarket

Front Garden

The front garden overlooks a communal green, there is a small shingle area to the front of the property and a pathway leading to the side entrance and rear garden.

Ground Floor

Entrance Hall

Stairs leading to first floor. Laminate flooring. Radiator. Doors leading to:

Cloakroom

Double glazed frosted window to side aspect. Radiator. Part tiled. There is a WC and vanity wash basin.

Reception

Spacious reception area with fitted carpet and neutral décor. The reception area features a large double glazed window providing plenty of natural light. Small built in cupboard. Radiator.

Kitchen

The kitchen offers floor and overhead units with integrated oven, electric hob top and overhead extractor fan. There is a space for a small dining set if desired. Good size built in storage cupboard. Laminate flooring. Double glazed window overlooking the rear garden. Door leading to the rear garden. Neutral décor with splashback tiles above the worktops.

First Floor

First Floor Landing

Loft access. Airing cupboard. Doors leading to:

Bedroom One

Generously sized double bedroom with fitted carpet and neutral décor. Dual aspect views with a large double glazed window to the front aspect and two smaller double glazed windows to the side aspect. Radiator. This bedroom offers the space for fitted wardrobes if desired.

Bedroom Two

The second bedroom offers space for a double bed and storage, neutral décor throughout with fitted carpet. Double glazed window to the front aspect.

Bedroom Three

This bedroom offers plenty of natural light, double glazed window to the front aspect and neutral décor. This bedroom would make for a great at home office, nursery or third bedroom. Fitted carpet. Radiator.

Wet Room

The vendors have updated the previous bathroom to a wet room, including majority tiled splash walls, wall mounted shower, wrap-around shower curtain, WC and wash basin. Extractor fan. Radiator. Double glazed frosted window.

Rear Garden

A well presented rear garden offering easily maintained areas or further opportunities to get creative. There is a good size patio area for seating with pergola and corrugated roof sheet. Step leading to the second tier of the garden which is mostly laid to lawn with a pathway leading to the back rear sheds. Fully enclosed garden with side gate for access to the side of the property. Established trees and shrubbery to the right hand side.

Important information

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

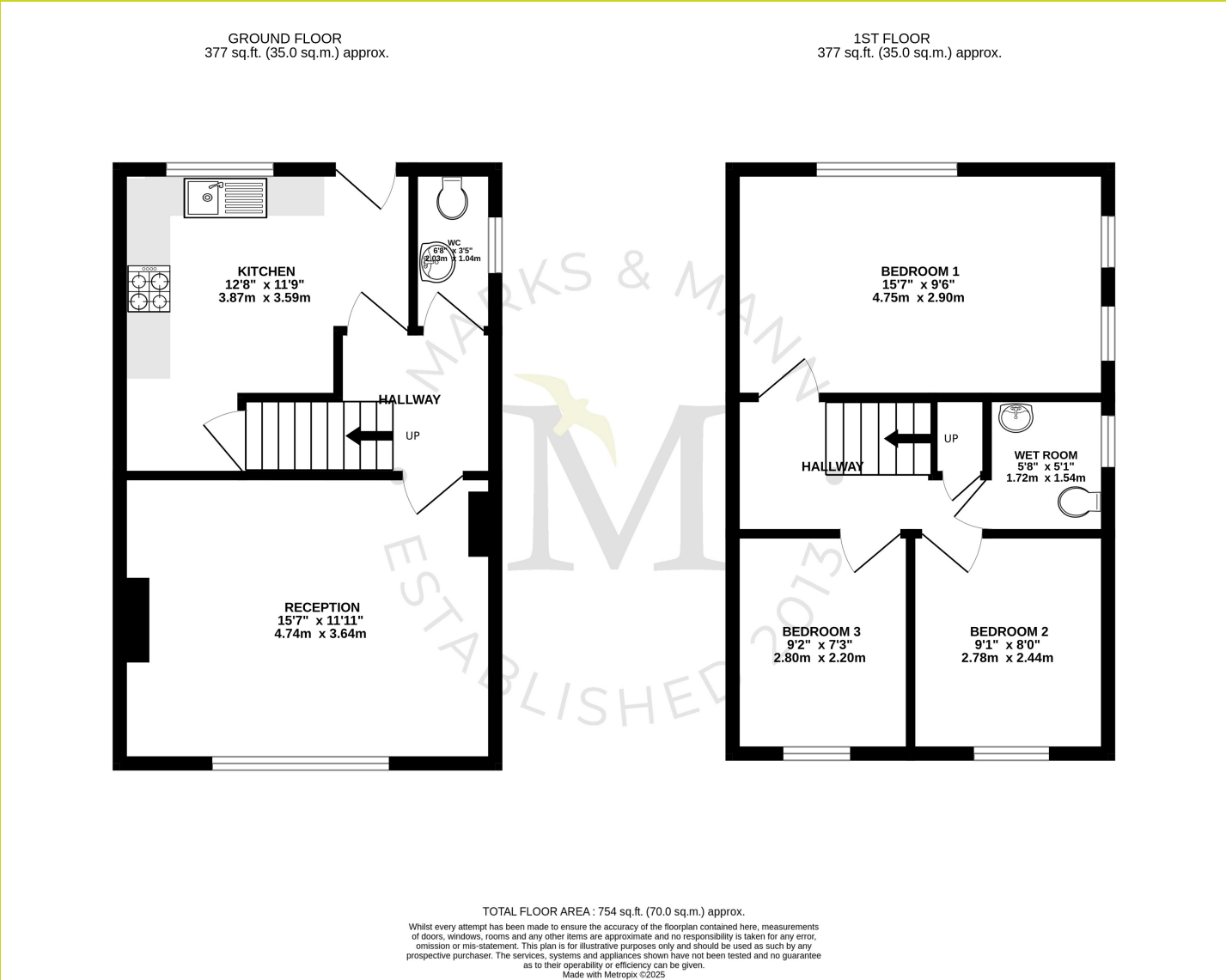
Disclaimer

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.

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

