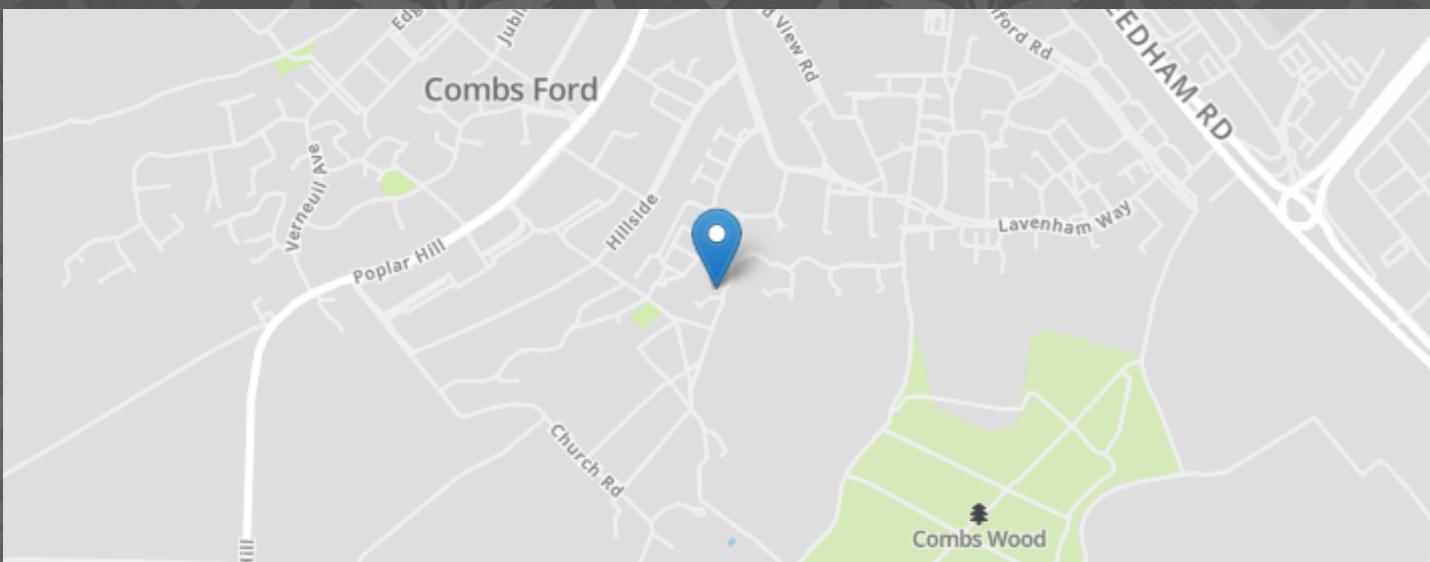


## Naughton Gardens, Stowmarket



- DRIVEWAY AND GARAGE
- LANDSCAPED GARDEN
- WINDOWS AND EXTERNAL DOORS
- REPLACED
- SPACIOUS GALLEY STYLE
- KITCHEN

- WC, EN-SUITE CLOAKROOM AND
- FAMILY BATHROOM
- CUL-DE-SAC LOCATION
- LARGE RECEPTION

# MARKS & MANN



## Naughton Gardens, Stowmarket

Welcoming to market this SPACIOUS and WELL PRESENTED FOUR BEDROOM DETACHED house in Stowmarket. The property offers a generous driveway with single garage. There is a landscaped rear garden with established trees and shrubbery, patio area for seating, pergola and shed. This home offers a downstairs cloakroom, large reception area, dining room, spacious galley style kitchen with white goods and items to be negotiated, three double bedrooms and one single bedroom, WC to main bedroom and family bathroom. The property is a corner plot which sits in a cul-de-sac location. Early viewing recommended.

# MARKS & MANN

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Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

**£330,000 Offers in Excess of**

# Naughton Gardens, Stowmarket

## First Floor

### Entrance

Welcoming entrance hall with cloakroom to the right, large understairs storage area. Tiled flooring. Radiator. Double glazed window.

### Cloakroom

Well presented ground floor cloakroom to include WC and wash basin. Frosted double glazed window. Radiator. Wood effect vinyl flooring.

### Reception

Spacious reception area providing plenty of natural light flowing through. Large opening into the dining area. Fitted carpet and modern décor with feature walls. The living room has a featured fireplace and large double glazed window. Radiator. Access to the entrance hall.

### Dining Room

Very well presented and modern dining room with large featured double glazed window providing views to the rear landscaped garden. Fitted carpet. Radiator.

### Kitchen

Spacious galley style kitchen with fitted tiled flooring and neutral décor. The kitchen features floor and overhead units, plenty of worktop space and ample storage. The kitchen is fitted with a rangemaster cooker with gas hob top and overhead extractor fan which will be left along with integrated appliances including dishwasher and washing machine and freestanding goods to include fridge/freezer and microwave. There are partly tiled walls above the worktops. Double glazed window. Radiator. Door leading to the rear garden.

## First Floor

### Main Bedroom

Generously sized double bedroom with fitted carpet. Double glazed window. Radiator. This bedroom has the benefit of an en-suite to include WC and wash basin. The en-suite can have a shower re-fitted should this be desired or left as additional storage space.

### Second Bedroom

Light and bright double bedroom with fitted carpet and double glazed window overlooking the rear garden. Plenty of space for storage. Radiator.

### Third Bedroom

Generously sized third double bedroom with fitted carpet. Double glazed window overlooking the front of the property. Radiator. Modern décor.

### Fourth Bedroom

The fourth bedroom is currently used as a hobby/guest room, there is room for a single bed and storage. The stair bulkhead offers additional potential to add storage above if desired or potentially a bed built over. Fitted carpet. Neutral décor. Radiator. Double glazed window.

### Bathroom

Well presented bathroom with three piece suite to include bath with overhead shower, WC and vanity unit wash basin. The bathroom has fitted vinyl flooring and partly tiled walls. Double glazed frosted window. Extractor fan. Towel radiator.

### Outside

#### Front;

Established tree at the entrance of the driveway. Driveway will fit up to four cars and space within the single garage. Entrance with outdoor lighting and new front door. Access to the garden from the side entrance.

#### Rear;

Landscaped rear garden with patio area for seating, laid to lawn areas and well established trees and shrubbery. The garden is fully enclosed. Pergola with stepping stones leading to the shed at the rear.

### Important Information

#### Tenure - Freehold.

Services - We understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band - D



# Naughton Gardens, Stowmarket

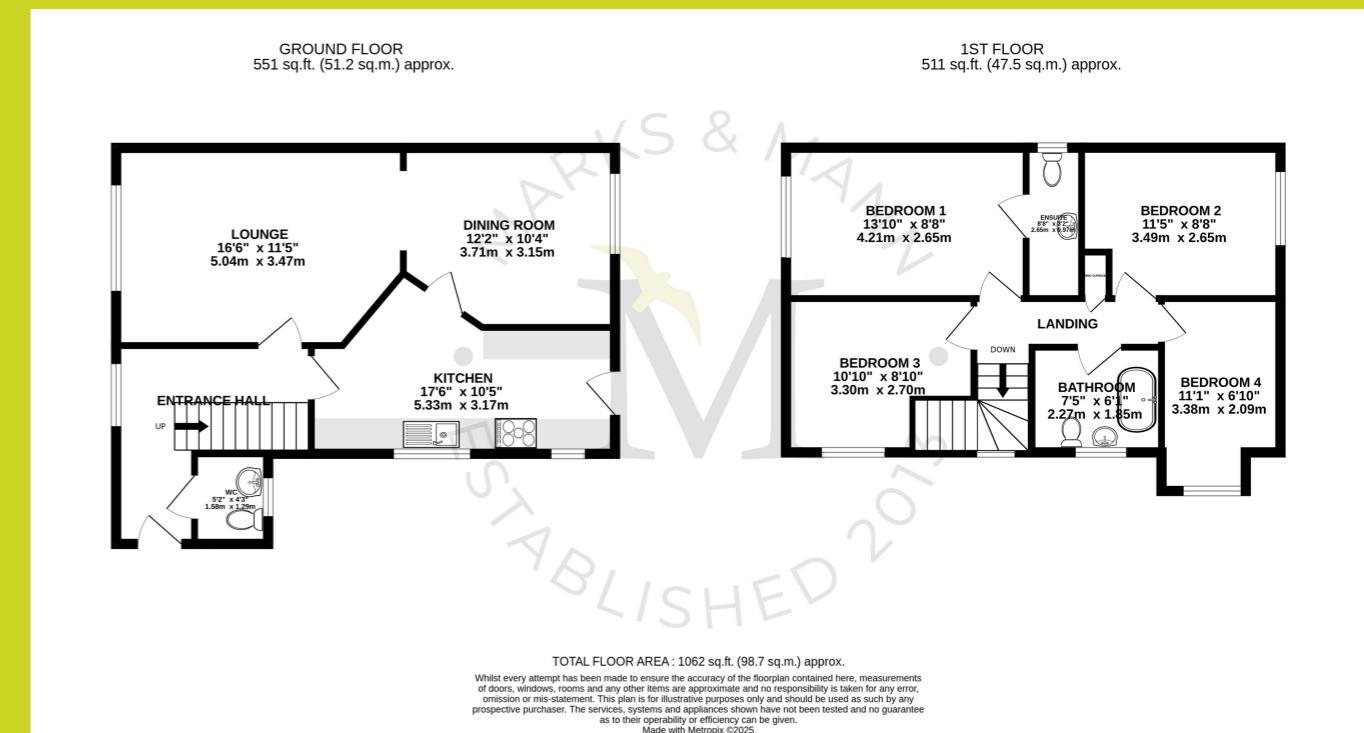
EPC rating - C

### 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.



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

