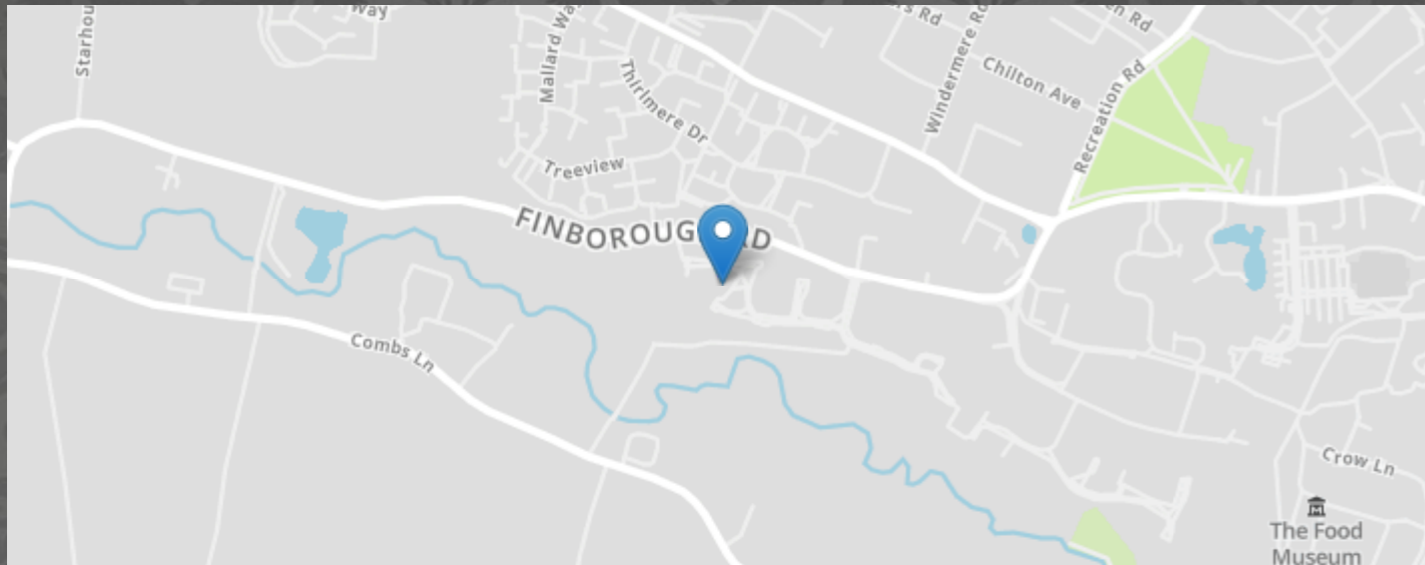


## West View, Stowmarket



- FOUR BEDROOMS
- CORNER PLOT
- DOUBLE GARAGE
- STUDY
- KITCHEN/DINER
- BATHROOM AND SHOWER ROOM

# MARKS & MANN



## West View, Stowmarket

Marks and Mann are delighted to offer to market this four bedroom family home on a corner plot. Internally the property benefits from a spacious kitchen diner with bi-fold doors leading to the rear garden, a front facing living room, a separate study and a ground floor shower room with walk in shower. On the first floor the property benefits from three double bedrooms, a spacious family bathroom with bath and shower attachment and a single bedroom. Externally the property boasts off road parking for multiple vehicles, double garage with rear access and a spacious rear garden with access via a side gate. The property is located in a quiet cul-de-sac location a short distance from the town centre.

Stowmarket is a popular market town located in 'The Heart of Suffolk' between the historic town of Bury St. Edmunds and the county town Ipswich. The town itself benefits from a wide range of amenities and facilities together with main line rail links with London's Liverpool Street station and fast access to the A14 trunk road.

**£400,000**

# MARKS & MANN

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

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

## West View, Stowmarket

### Front

Split front and side garden laid to lawn as corner plot, driveway and double garage.

### Porch

Double glazed window to side, full matt as flooring.

### Hallway

Parquet flooring, cupboard under stairs, radiator, access to :

### Study

2.8m x 1.9m (9' 2" x 6' 3")  
Parquet flooring, double glazed window to side, radiator.

### Shower Room

2.2m x 1.7m (7' 3" x 5' 7")  
Double glazed window to side, tiled flooring, walk in shower with rain head attachment, floor mounted WC, floor mounted sink with storage under, fully tiled walls, heated towel rail.

### Lounge

4.5m x 3.7m (14' 9" x 12' 2")  
Double glazed window to front, parquet flooring, radiator.

### Kitchen/Diner

6.7m x 2.6m (22' 0" x 8' 6")  
Double glazed window to rear, double glazed single door to rear, double glazed bi-fold doors to rear, parquet flooring, formica worktops with cupboards above and below, island with breakfast bar, dual oven, electric hob with extractor over, built in seating.

## First Floor

### Landing

Double glazed window to side above stairs, airing cupboard.

### Bedroom One

3.9m x 3.8m (12' 10" x 12' 6")  
Double glazed window to front, radiator.

### Bedroom Two

3.6m x 3.4m (11' 10" x 11' 2")  
Double glazed window to front, radiator.

### Bedroom Three

3.6m x 2.6m (11' 10" x 8' 6")  
Double glazed window to rear, radiator.

### Bedroom Four

2.6m x 2.4m (8' 6" x 7' 10")  
Double glazed window to rear, radiator.

### Bathroom

2.1m x 1.7m (6' 11" x 5' 7")  
Double glazed window to rear, parquet flooring, bath with shower over, floor mounted sink, floor mounted WC, tiled walls, boiler cupboard, heated towel rail.

## Outside

### Rear Garden

Laid to lawn, west facing with large patio area, side access via gate and rear access to garage.

### 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.

## West View, Stowmarket

### Money Laundering Regulations

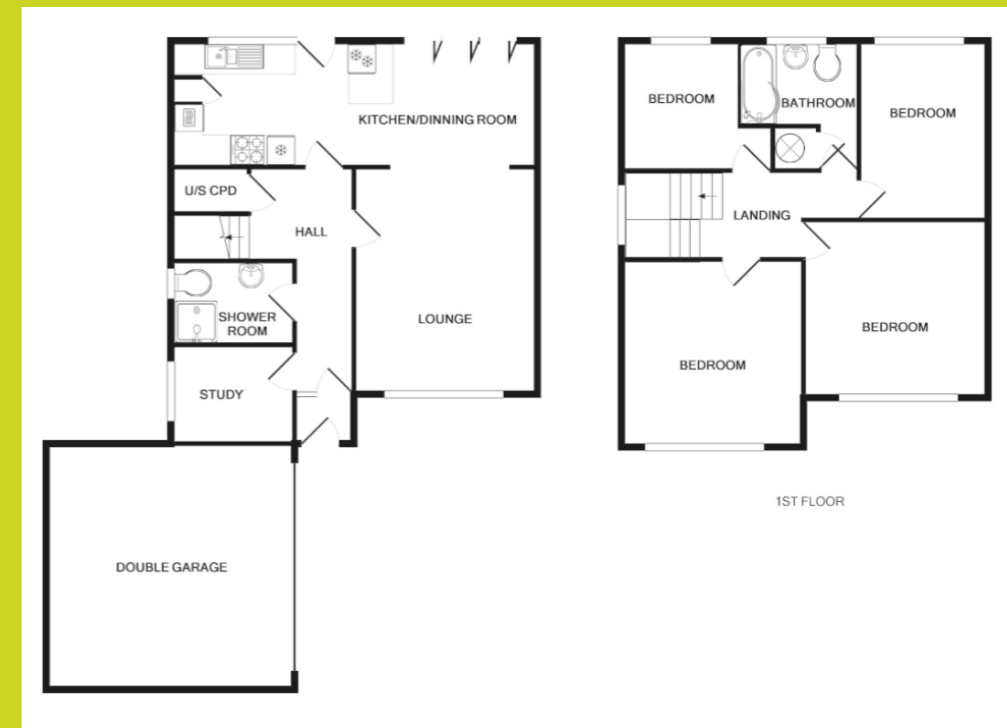
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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 E.



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

