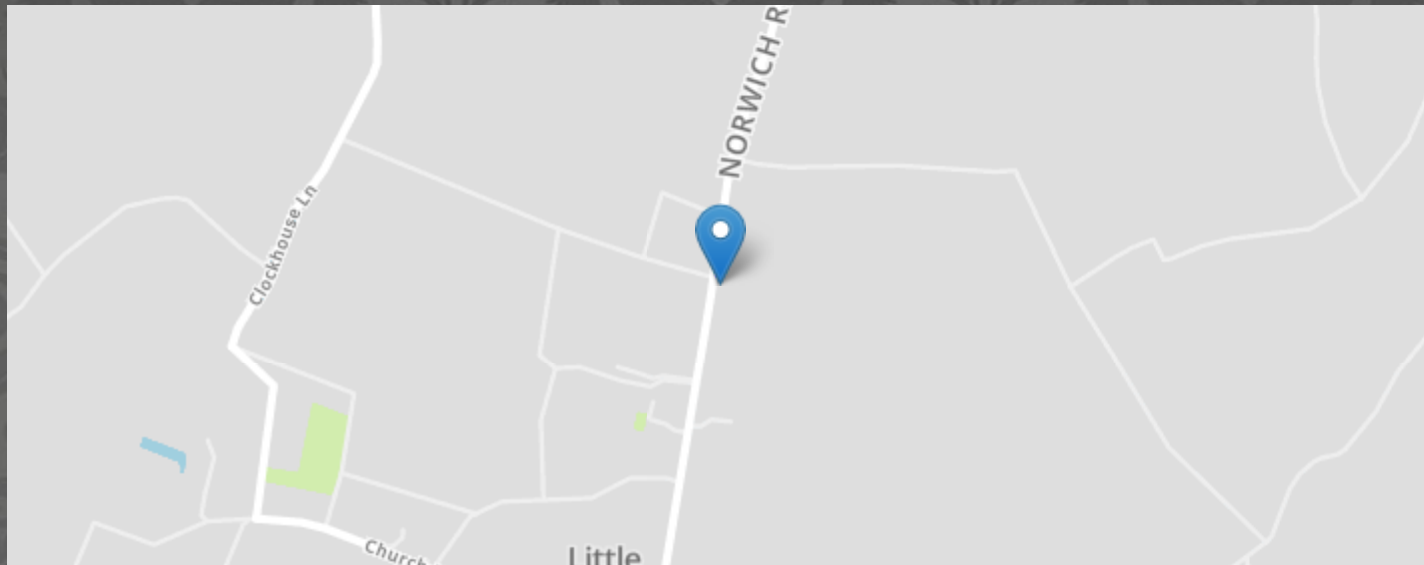


Norwich Road, Little Stonham, Stowmarket



- REAR GARDEN BACKING ON TO FIELDS
- RECENTLY REFURBISHED BATHROOM
- DECEPTIVELY SPACIOUS
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING & DINING ROOM
- OFF STREET PARKING FOR ONE VEHICLE

MARKS & MANN



### Norwich Road, Little Stonham, Stowmarket

DECEPTIVELY SPACIOUS TWO DOUBLE BEDROOM END-TERRACED PROPERTY. Perfect for first time buyers looking to get on the property ladder (valuer's opinion). This property has two double bedrooms, a recently refurbished bathroom upstairs, and views over the fields that it backs onto, while its spacious Living/Dining room and separate kitchen provide ample living space for the property. It also has an East facing garden backing onto fields.

MARKS & MANN

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**£200,000**



## Norwich Road, Little Stonham, Stowmarket

### Lounge

4.14m x 3.55m (13' 7" x 11' 8")  
Skimmed ceiling, overhead lighting, wooden beams, front and side aspect UPVC double glazed windows and bamboo flooring.

### Dining Area

3.18m x 2.91m (10' 5" x 9' 7")  
Skimmed ceiling, overhead lighting, wooden beams, radiator, side aspect UPVC double glazed window, pantry and bamboo flooring.

### Kitchen

3.52m x 2.47m (11' 7" x 8' 1")  
Skimmed ceiling, spotlighting, rear aspect UPVC double glazed window and door, side aspect UPVC double glazed window and bamboo flooring. Integrated electric stove, sink drainer, oven and microwave, space for fridge freezer and dishwasher.

### Bedroom One

4.12m x 3.62m (13' 6" x 11' 11")  
Skimmed ceiling, overhead lighting, ceiling fan, front aspect UPVC double glazed window, radiator and carpeted flooring.

### Bedroom Two

4.19m x 2.80m (13' 9" x 9' 2")  
Skimmed ceiling, overhead lighting, loft access hatch, rear aspect UPVC double glazed window, radiator and carpeted flooring.

### Bathroom

2.49m x 2.25m (8' 2" x 7' 5")  
Recently refurbished three piece bathroom with skimmed ceiling, overhead lighting, rear aspect UPVC double glazed window, radiator and tiled flooring.

### Rear Garden

East facing rear garden backing onto fields, patio area with space for garden furniture with the rest laid to lawn, side access from road via garden gate.

### Disclaimer

In accordance with the Property Misdescriptions Act (1991) 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.

### 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.

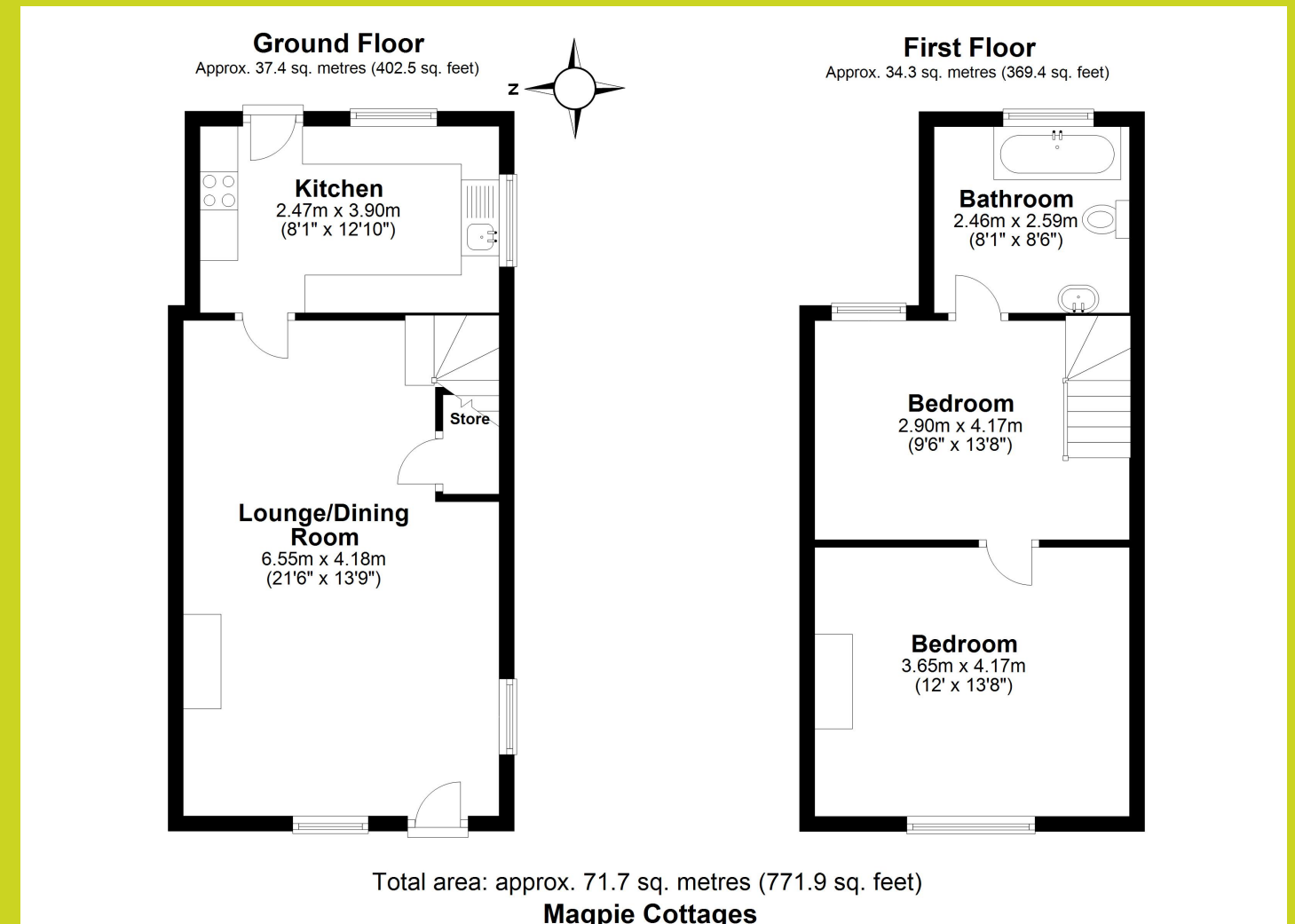
### Useful Information

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit : [www.rightmove.co.uk/broadband-speed-in-my-area](http://www.rightmove.co.uk/broadband-speed-in-my-area) for this information.

### Council Tax Band

At the time of instruction, the council tax band for this property is band A.

## Norwich Road, Little Stonham, Stowmarket



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

