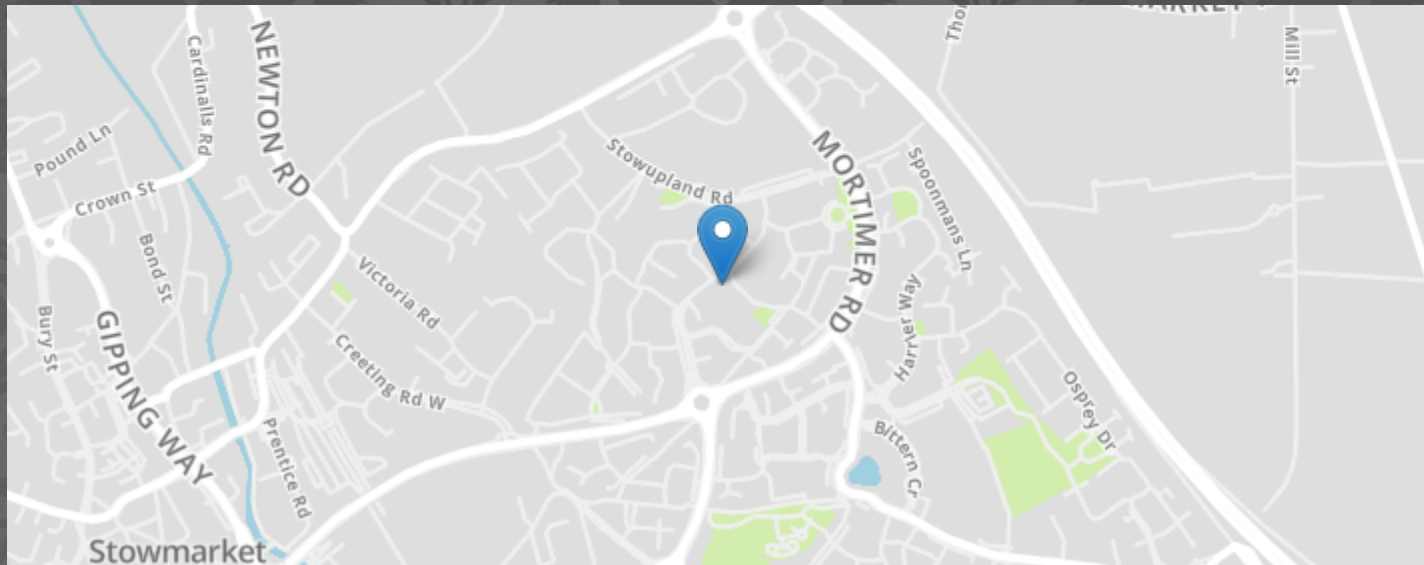


Phoenix Way, Stowmarket



- **THREE/FOUR BEDROOM TOWN HOUSE**
- **GROUND FLOOR W/C**
- **MODERN SECOND FLOOR BATHROOM**
- **GARAGE AND OFF STREET PARKING**
- **GAS CENTRAL HEATING**

- **OPEN-PLAN KITCHEN/LIVING/DIVING ROOM**
- **EN-SUITE TO BEDROOM ONE**
- **EAST FACING REAR GARDEN**
- **DOUBLE GLAZING THROUGHOUT**
- **CLOSE TO LOCAL AMENITIES & BUS ROUTES**

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MARKS & MANN



Phoenix Way, Stowmarket

Offered for sale is this END-TERRACE Three/Four double bedroom TOWN HOUSE with a SINGLE GARAGE, off road parking and a landscaped East-Facing rear garden. The home comprises of a modern OPEN-PLAN Kitchen/Living/Dining room with French doors to the garden, EN-SUITE shower room to the principle bedroom and a modern family bathroom.

£300,000 Offers in Excess of

Phoenix Way, Stowmarket

Hallway

Skimmed ceiling, overhead lighting, carpeted stairs leading to first floor, radiator, front aspect UPVC double glazed window and wood effect flooring.

W/C

Skimmed ceiling, spotlighting, front aspect UPVC double glazed obscured window, radiator, boiler and wood effect flooring.

Kitchen/Dining/Living Room

7.99m x 3.76m (26' 3" x 12' 4")

Kitchen:

Skimmed ceiling, spotlighting, radiator, under-stairs storage cupboard and tiled flooring. Kitchen consists of a range of base and eye level units with integrated fridge freezer, dishwasher, washing machine and extraction unit, range cooker to stay.

Living/Dining Area:

Skimmed ceiling, spotlighting, rear aspect UPVC double glazed French doors and side panel windows, radiator and tiled flooring.

First Floor Landing

Skimmed ceiling, spotlighting, radiator, carpeted stairs leading to second floor and carpeted flooring.

Bedroom

3.77m x 2.58m (12' 4" x 8' 6")

Skimmed ceiling, overhead lighting, front aspect UPVC double glazed French windows, radiator, fitted wardrobes and carpeted flooring.

En-Suite

Three piece shower room en-suite with a skimmed ceiling, spotlighting, extraction fan, radiator and laminate flooring.

Lounge / Bedroom

4.26m x 3.79m (14' 0" x 12' 5")

Skimmed ceiling, overhead lighting, two rear aspect UPVC double glazed windows, two radiators and carpeted flooring.

Second Floor Landing

Skimmed ceiling, spotlighting, loft access hatch, airing cupboard and carpeted flooring.

Bedroom

3.77m x 3.20m (12' 4" x 10' 6")

Skimmed ceiling overhead lighting, front aspect UPVC double glazed window, radiator, built in wardrobe and carpeted flooring.

Bedroom

3.81m x 3.23m (12' 6" x 10' 7")

Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed window, radiator and carpeted flooring.

Bathroom

2.81m x 1.68m (9' 3" x 5' 6")

Three piece family bathroom with skimmed ceiling, spotlighting, extraction fan, floor to ceiling tiled walls, under-sink storage unit, heated towel rack and wood effect flooring.

Outside

Front Garden:

Lawned area with a path leading to the front door, shrubs and a driveway for one vehicle.

Rear Garden:

East facing garden with a patio area, decked area and the rest laid to lawn as well as access to the garage and external power outlets.

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 - C

Our Ref: SM

Phoenix Way, Stowmarket

Location

Located in the Cedars Park Development, it is close to local supermarkets as well as an assortment of other useful shops and only a short drive from Stowmarket town centre.

The area benefits from a range of transport and commuter links, Stowmarket station with a direct line to London, close to the A14 leading to the A12 and local bus routes.

Directions

Using a Satnav, please use IP14 5FB as the point of destination.

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.

