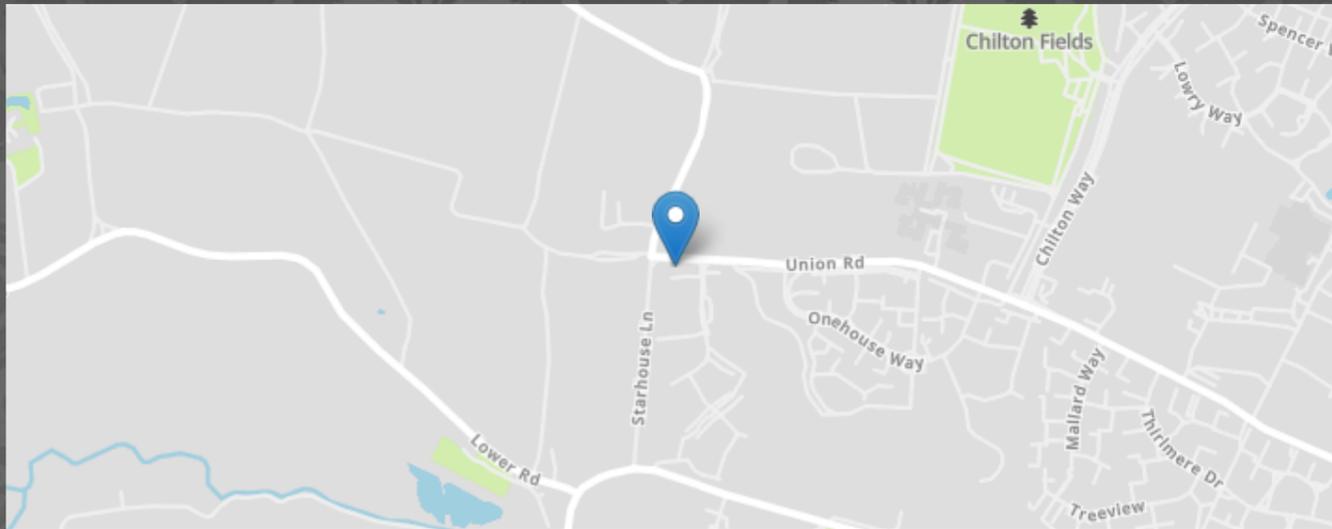


Pipistrelle Drive, Stowmarket,



MARKS & MANN



- DETACHED
- EN-SUITE
- OFF ROAD CAR PARKING
- VENDOR HAS FOUND ONWARD
- FOUR BEDROOMS
- GARAGE
- EASY A14 ACCESS
- INTERGRATED APPLIANCES



Pipistrelle Drive, Stowmarket,

Marks & Mann are pleased to welcome to market this beautifully presented FOUR BEDROOM DETACHED family home set within the sought-after new build development that is a short distance to Stowmarket town centre. Immaculately maintained and tastefully decorated throughout, the property offers generous and versatile living accommodation including a welcoming hallway, elegant lounge with features a large bay window, downstairs cloakroom and a stunning contemporary kitchen/dining room with intergrated appliances and ample storage space. The kitchen's open-plan flow into the dining area makes it perfect for both everyday living and entertaining, while the utility room and ground floor cloakroom add everyday convenience. Upstairs, the property continues to impress with four well-proportioned bedrooms, including a stylish principal suite with fitted wardrobes and a modern en-suite shower room, a bright guest bedroom on the top floor, and two further bedrooms ideal for family or home office use. A modern family bathroom completes the accommodation. Outside, the private rear garden provides a tranquil space for relaxing or dining outdoors, while the front offers off-road parking and access to a very well sized single garage. A perfect balance of space and comfort — this wonderful home is ready to move straight into and enjoy. ***VENDOR HAS FOUND ONWARDS***

MARKS & MANN

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£415,000 Guide Price

Pipistrelle Drive, Stowmarket,

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GROUND FLOOR

Sitting Room

4.14m x 4.12m (13' 7" x 13' 6")
A very good sized family sitting room that has the bay window which really increases the natural light entering the room. Carpeted throughout.

Kitchen/Diner

7.19m x 4.24m (23' 7" x 13' 11")
A modern and stylish kitchen/diner that includes a fully integrated kitchen and more than ample storage space within the cupboards. This is also where you will find the french door access into the rear garden. Extractor fan. Hard flooring throughout. More than enough space to fit a large dining table as well.

FIRST FLOOR

Bathroom

2.57m x 2.24m (8' 5" x 7' 4")
A large family bathroom which is a four piece suite that includes a wash basin, WC and a separate shower and full length bathtub. Tiled flooring and partially tiled walls.

Bedroom 1

4.19m x 3.61m (13' 9" x 11' 10")
A large double bedroom with fitted wardrobes and a double glazed window that overlooks the rear garden. Carpeted throughout and has access into the en-suite. The en-suite itself is a stylish three piece that includes a shower, wash basin and WC. Tiled flooring and partially tiled walls. Frosted double glazed window.

Bedroom 2

3.81m x 2.28m (12' 6" x 7' 6")
A good sized double bedroom. More than enough space for storage units as well. Carpeted throughout. Double glazed window.

Bedroom 3

3.22m x 2.28m (10' 7" x 7' 6")
A good sized double bedroom currently laid out as dressing room. Neutral decor and carpeted throughout. Double glazed window that overlooks the rear garden. Radiator.

Bedroom 4

3.22m x 2.67m (10' 7" x 8' 9")
A good sized single/double bedroom. Currently laid out as a home office. Carpeted throughout. Neutral decor. Double glazed window. Radiator.

Outside

The front garden is well maintained with shrubbery and laid to lawn grass. There is also a stone path leading to the front door.

The rear garden is very well landscaped and has two layers. The bottom tier is at the rear of the garden and is entirely laid to lawn turf. The upper tier is a good mix of laid to lawn turf and patio area ideal for outdoor seating.

Important Information

Tenure – Freehold.
Services – we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band E.
EPC rating B.
Our ref: JS.

Directions

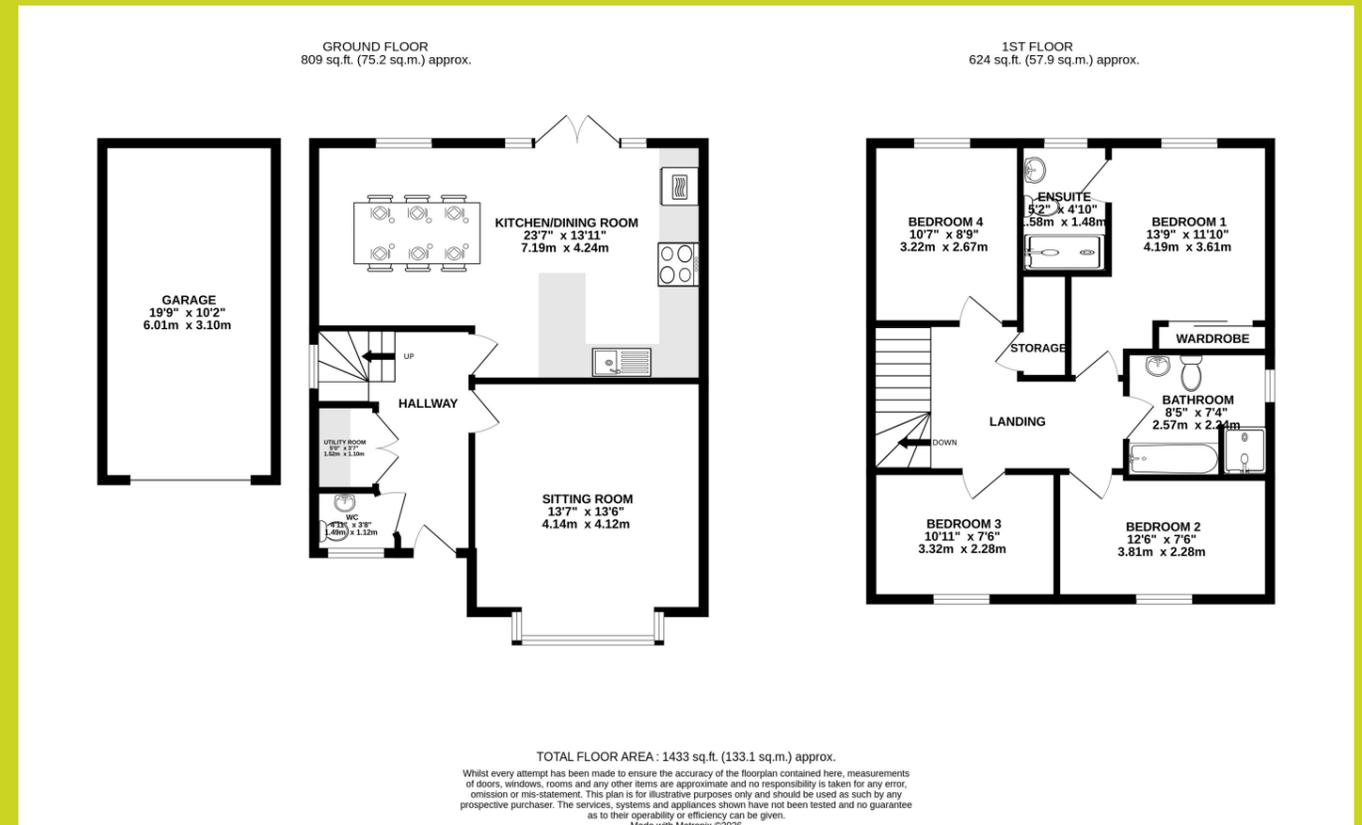
Using a SatNav, please use IP14 1GS as the point of destination.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	