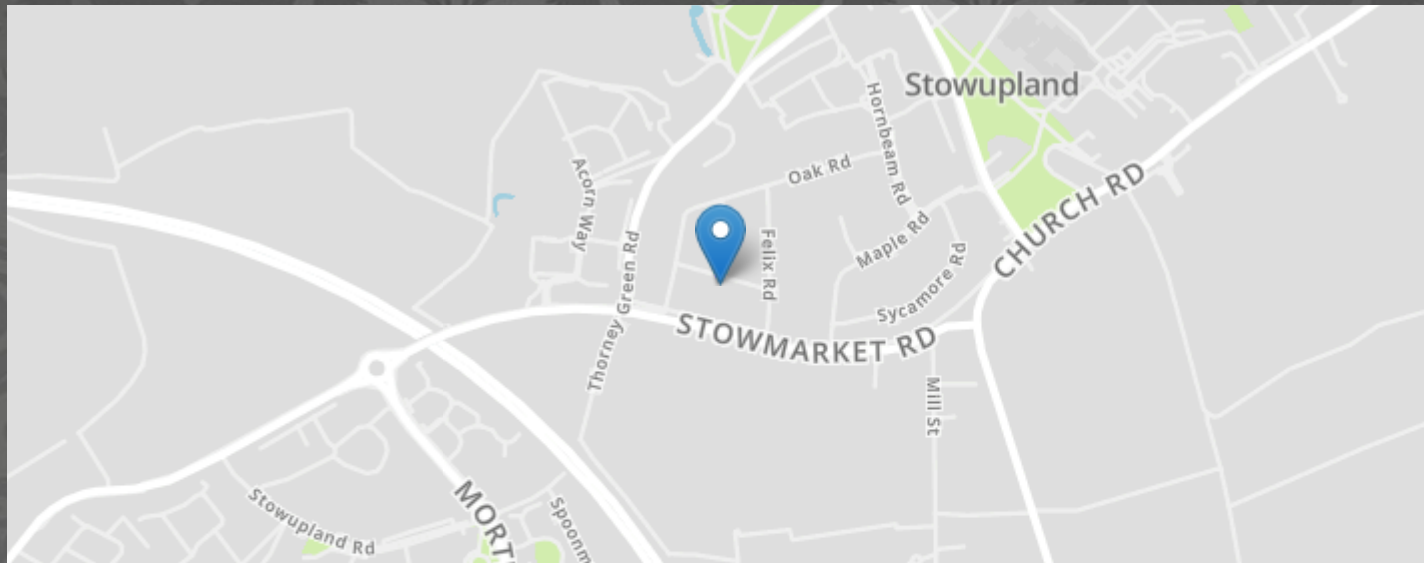


## Highfield Road, Stowupland, Stowmarket



- OFF-ROAD PARKING
- EASY ACCESS TO A14
- SEMI DETACHED HOUSE
- DINING ROOM AND LIVING ROOM
- LOUNGE WITH LOG BURNER
- VENDOR HAS FOUND ONWARDS
- MAIN BATHROOM AND WC
- OUTBUILDING IN GARDEN

# MARKS & MANN

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# MARKS & MANN



## Highfield Road, Stowupland, Stowmarket

\*\*\*VENDORS HAVE FOUND ONWARDS\*\*\*

Proudly presenting this generously sized THREE BEDROOM SEMI-DETACHED house located in the desirable area of STOWUPLAND. The property has previously been extended and offers TWO RECEPTION AREAS, ground floor cloakroom, kitchen, three bedrooms and main bathroom. The property benefits from having a OUTBUILDING in the very well presented garden. OFF ROAD PARKING and plenty of communal parking for guests if desired.

The property is close to local amenities and is located nearby to the A14 and Stowmarket Town centre providing good access links. For access required further afield, Stowmarket train station provides direct train links into London and Cambridge.

**£300,000 Guide Price**



## Highfield Road, Stowupland, Stowmarket

### Kitchen

3.00m x 3.04m (9' 10" x 10' 0")  
The kitchen provides ample storage space with a range of overhead and under-counter cupboards. There are integrated appliances including a fridge/freezer, low-level oven and electric hob with extractor overhead. Space and plumbing for a washing machine. A UPVC double glazed window to the rear aspect overlooks the manicured rear garden and allows for lots of natural light to enter the property. Vinyl fitted flooring. Part tiled walls and splashback. Sink with drainer. Spotlights overhead. UPVC door to the side aspect leading to the rear garden.

### Dining room

3.02m x 3.97m (9' 11" x 13' 0")  
A welcoming open plan reception room with UPVC French doors to the rear aspect leading to the rear garden. Fitted vinyl flooring. An interior door leads into the hallway providing access to the downstairs W/C and under-stair storage. Light fixture. Radiator.

### Living Room

3.97m x 4.03m (13' 0" x 13' 3")  
A good-sized room with a large UPVC double glazed bay window to the front aspect of the property allowing for lots of natural light into the property. This room houses the chimney breast and a log burner to create a warm and cosy feel when lit in the winter months. Fitted carpet. Light fixture.

### Bathroom

1.69m x 2.04m (5' 7" x 6' 8")  
A three-piece suite including a W/C, vanity unit wash basin and P-shaped bath with shower overhead. Tiled flooring. Part-tiled walls. UPVC double glazed frosted window to the side aspect of the property with fitted blinds. Heated towel rail. Extractor.

### Bedroom One

3.61m x 3.96m (11' 10" x 13' 0")  
A good-sized double bedroom with ample space for a large double bed and storage solutions. Fitted triple length wardrobe. UPVC double glazed window to the front aspect of the property. Characterful feature fireplace. Radiator.

### Bedroom Two

3.00m x 3.04m (9' 10" x 10' 0")  
A bright double bedroom with a UPVC double glazed window to the rear aspect of the property overlooking the rear garden. Fitted carpet. Radiator.

### Bedroom Three

2.32m x 3.01m (7' 7" x 9' 11")  
A good-sized room ideal for a third bedroom or study/office space. UPVC double glazed window to the rear aspect of the property. Fitted carpet. Radiator.

### Outside

Front:  
Off-road parking at the front aspect of the property. There is a side gate leading to the well-presented rear garden.  
Rear:  
The rear garden has a mix of patio and laid to lawn areas. There is a lean-to providing undercover outdoor space directly out from the kitchen side door. An integrated fish pond.

Outbuilding:  
There is an outbuilding housing a variation of additional rooms. There is power and light connected to the outbuilding with UPVC double glazed windows to its front aspect and a UPVC door.

### 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 D.

### Directions

Using a SatNav, please use IP14 4DA as the point of destination

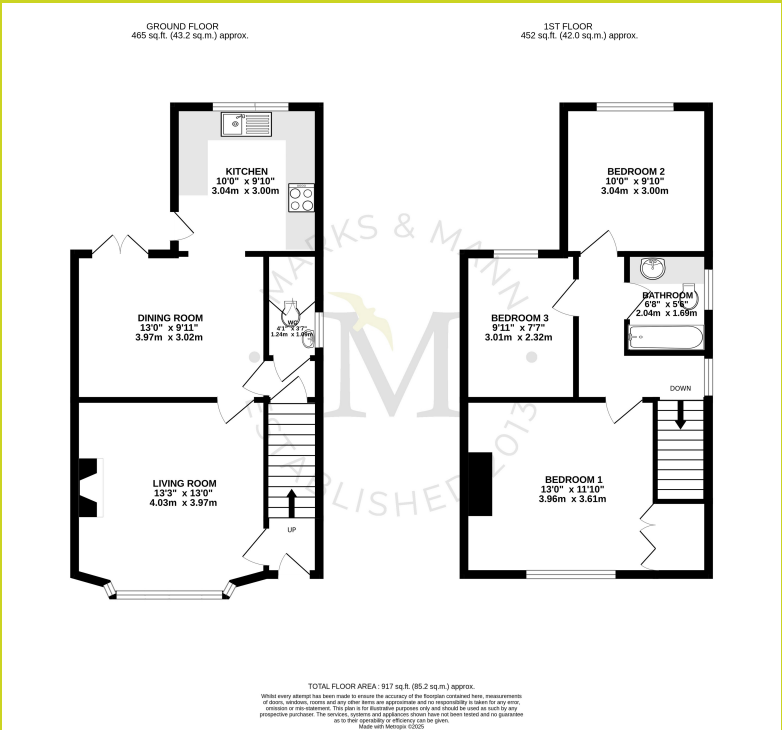
### Disclaimer

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.

## Highfield Road, Stowupland, Stowmarket

### 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.

