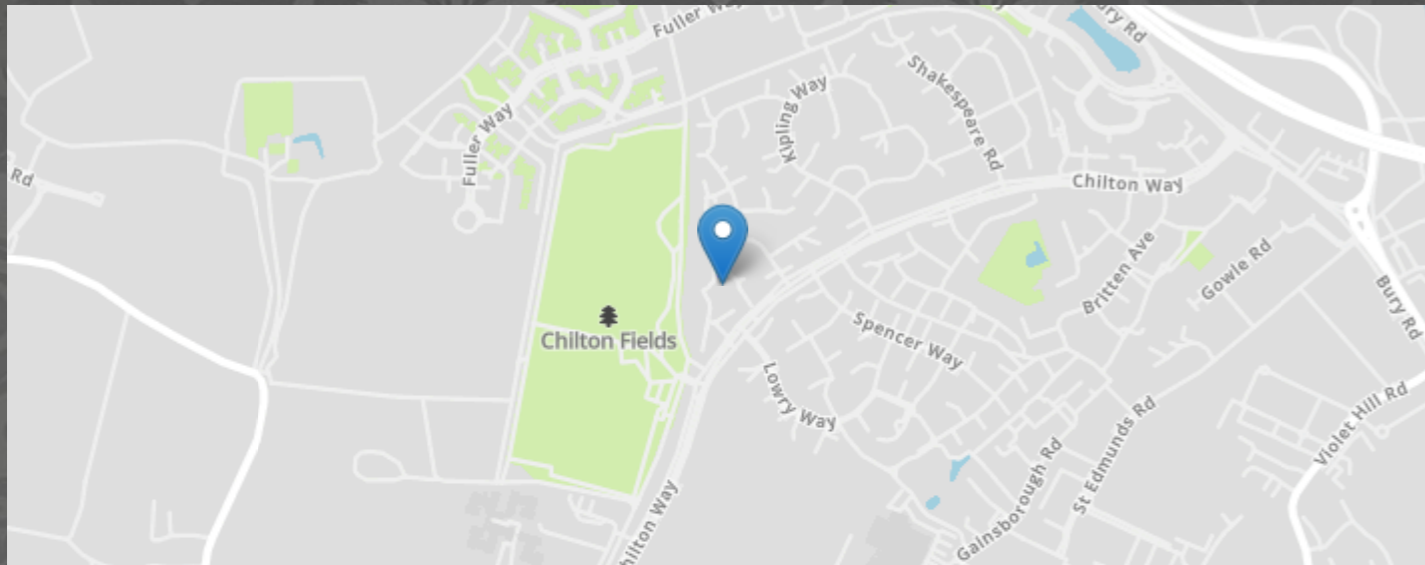


## Thackeray Grove, Stowmarket



- DETACHED
- MASTER WITH EN-SUITE
- CLOAKROOM
- OFF ROAD PARKING
- STUDY
- FOUR BEDROOMS
- UTILITY AREA
- GARAGE
- CHILTON HALL LOCATION
- MODERNISED

# MARKS & MANN

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# MARKS & MANN



## Thackeray Grove, Stowmarket

Marks And Mann are delighted to offer for sale this MODERNISED FOUR BEDROOM DETACHED Family house situated on the established and popular Chilton Hall Development. The property has a single garage with driveway, well presented front and large rear garden. This deceptively spacious house offers three double bedrooms with en-suite to main bedroom, one single bedroom, downstairs cloakroom, study, spacious living area, dining room, fitted kitchen, utility area and ample storage.

**£365,000 Guide Price**

# Thackeray Grove, Stowmarket

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## Entrance Hallway

Neutral décor with newly fitted carpets, under stair storage and spotlights.

## Cloakroom

2.60m x 0.91m (8' 6" x 3' 0") Double glazed window, wash basin with splash wall, W/C. Radiator. Oak wood flooring.

## Lounge

4.72m x 3.39m (15' 6" x 11' 1") Very well presented and modern reception with fitted carpet. Double French doors leading into the spacious rear garden. Spotlights throughout.

## Dining Room

2.46m x 2.92m (8' 1" x 9' 7") Well presented dining room with fitted carpet, spotlights throughout, double glazed window overlooking the front of the property.

## Kitchen

2.60m x 3.39m (8' 6" x 11' 1") Modern fitted kitchen with floor and overhead units, integrated fridge/freezer, dishwasher and oven. Electric hob top with overhead extractor fan and splash back wall. Oak wood flooring. Double glazed window overlooking the front of the property.

## Utility Area

Double glazed door to front and rear. Double glazed window to front and rear. Radiator. Tiled flooring.

## Study

2.60m x 2.01m (8' 6" x 6' 7") Good size downstairs study, fitted carpet and neutral décor. Double glazed window providing plenty of natural light. The room although used for a study could be a play room or additional storage room.

## First Floor

## Landing

Airing cupboard. Coving. Radiator.

## Main Bedroom

3.30m x 3.50m (10' 10" x 11' 6") Spacious double bedroom, this room has the benefit of having a modernised en-suite to include a walk in shower, WC and wash basin. The en-suite has tiled flooring and is tiled floor to ceiling inside the shower cubicle. LED vanity mirror. Towel radiator.

## Bedroom Two

2.87m x 3.50m (9' 5" x 11' 6") Spacious double bedroom with built in wardrobe, this room has neutral décor and fitted carpet. Double glazed window overlooking the front of the property. Radiator.

## Bedroom Three

2.75m x 1.91m (9' 0" x 6' 3") Good size single bedroom, currently being used as a dressing room. This would work well as a nursery or potentially second office if desired.

## Bedroom Four

1.97m x 3.19m (6' 6" x 10' 6") Good size bedroom which would allow for a double and storage. Currently being used as a cosy room. Neutral décor with fitted carpet. Double glazed window overlooking the front of the property. Spotlights throughout.

## Family Bathroom

2.60m x 1.91m (8' 6" x 6' 3") Modernised family bathroom with large tiled flooring. Three piece suite to include panelled bath with overhead shower, WC and vanity wash basin. LED mirror with storage. Towel radiator.

## Rear Garden

Full enclosed with patio areas for seating, mostly laid to lawn. Access to the living area, utility and garage.

## Garage

Electric door with remote and alarm. Power and Lighting.

## Important information

Tenure - Freehold.

Services - We understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band - D

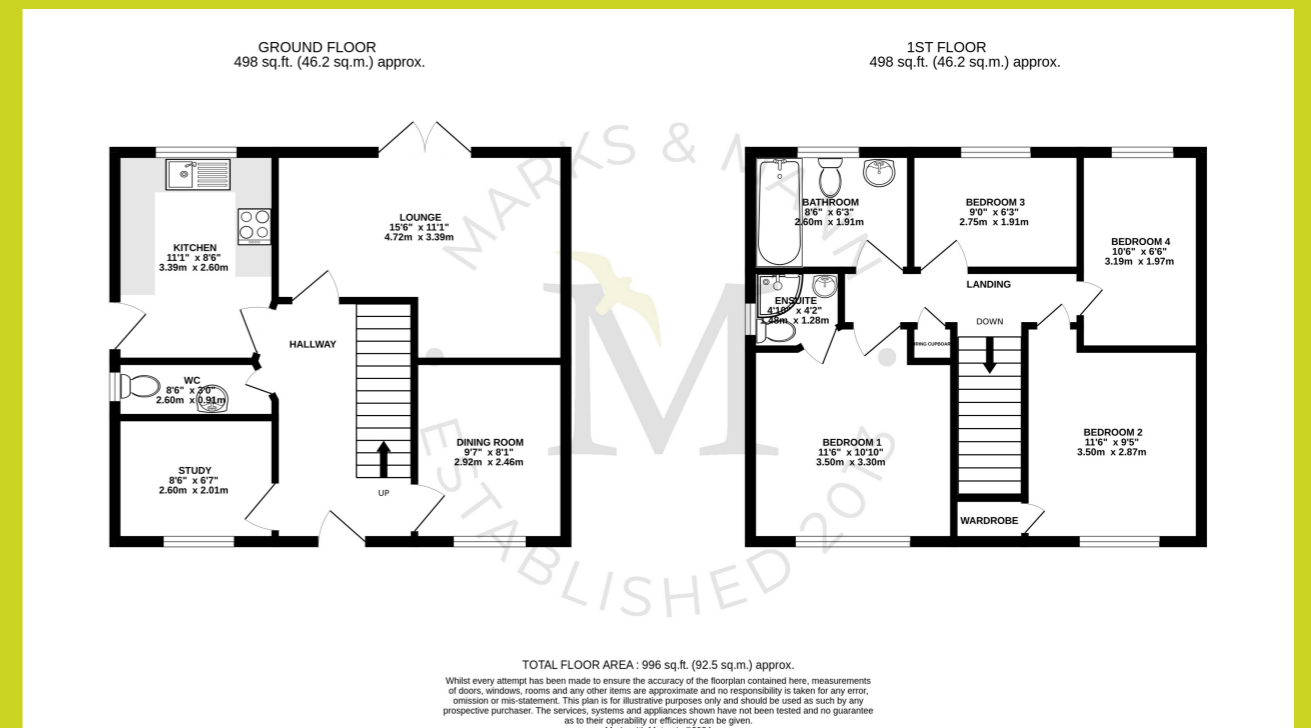
EPC rating - C

## 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.

