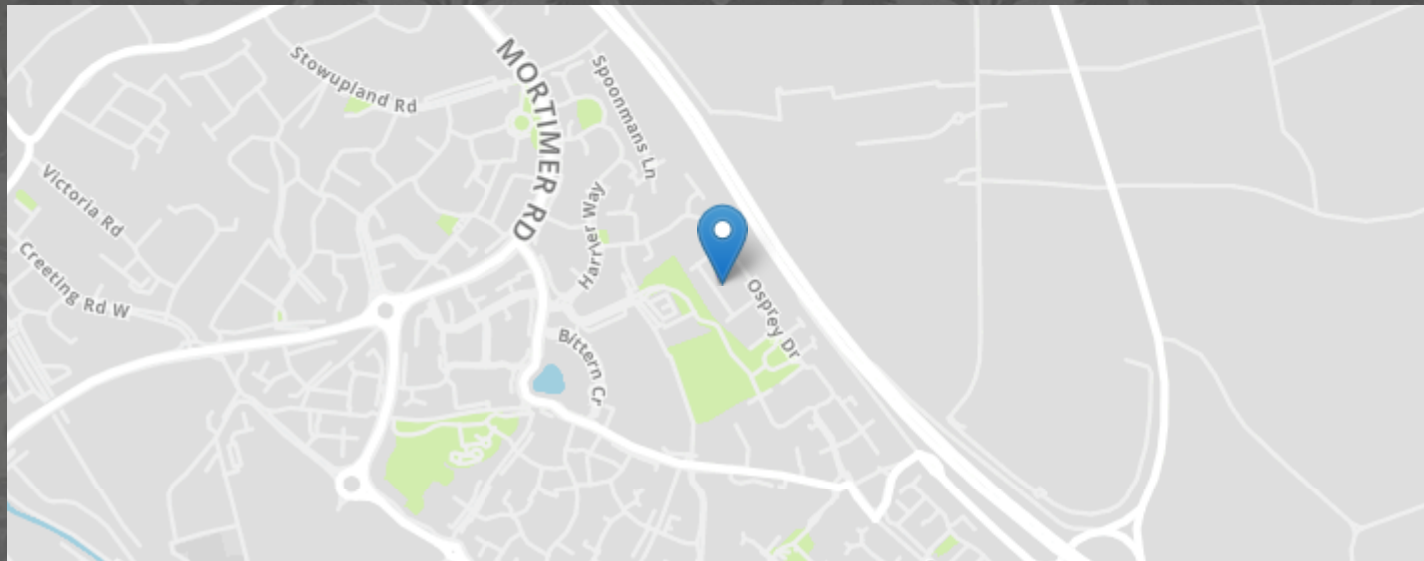


Hedge Sparrow Road, Stowmarket



- THREE LEVEL LIVING
- BATHROOM, EN-SUITE AND CLOAKROOM
- CLOSE TO LOCAL AMENITIES AND SHOPS
- DRIVEWAY AND GARAGE
- ENCLOSED REAR GARDEN
- WELL PRESENTED ACCOMMODATION

MARKS & MANN

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MARKS & MANN



Hedge Sparrow Road, Stowmarket

Marks and Mann are pleased to bring to market this WELL PRESENTED FOUR BEDROOM TOWNHOUSE with DRIVEWAY and GARAGE. The property offers three levels of spacious accommodation with living room, kitchen and WC to the ground floor, three bedrooms and main bathroom to the first floor and large main bedroom with en-suite and walk-in wardrobe to the second floor. The property has a generously sized private enclosed rear garden. The location provides easy access to the A14, train station, local amenities and Stowmarket Town centre.

£350,000 Guide Price

Hedge Sparrow Road, Stowmarket

Ground Floor

WC

1.18m x 1.82m (3' 10" x 6' 0") Well presented ground floor cloakroom with featured wall and oak effect laminate flooring. WC and wash basin. Radiator. Double glazed frosted window. Extractor fan.

Kitchen/Diner

2.36m x 5.06m (7' 9" x 16' 7") Well presented kitchen/diner to include floor and overhead units with oak effect worktops. Integrated appliances include fridge/freezer, dishwasher, washing machine and oven with gas hob top and overhead extractor fan. Inset spotlights to the kitchen side with light fittings to the dining area. Double glazed window. Radiator.

Lounge

4.24m x 4.63m (13' 11" x 15' 2") Spacious and modern living room with fitted carpet. The room is filled with natural light and has double French doors leading to the rear garden and double glazed windows. Neutral décor throughout. Radiator.

First Floor

Bedroom Two

2.49m x 3.98m (8' 2" x 13' 1") Good size double bedroom with neutral décor and fitted carpet. Double glazed window to the rear aspect. Radiator.

Bedroom Three

2.49m x 3.97m (8' 2" x 13' 0") Well presented double bedroom with space for fitted wardrobes if desired. The bedroom has fitted carpet and neutral décor with a feature wall. Double glazed window to front aspect. Radiator.

Bedroom Four

2.04m x 2.88m (6' 8" x 9' 5") Well presented single bedroom with plenty of natural light. The room is currently being used as an at home office but offers multiple options. Fitted carpet. Neutral décor. Double glazed window to rear aspect. Radiator.

Bathroom

1.92m x 2.04m (6' 4" x 6' 8") Modern bathroom with partly tiled walls and oak effect laminate flooring. The bathroom has a three piece suite to include bath with overhead shower, WC and wash basin. Towel radiator. Extractor fan. Double glazed frosted window to front aspect.

Second Floor

Main Bedroom

4.56m x 5.30m (15' 0" x 17' 5") Main bedroom with fitted carpet and neutral décor. Fantastically spacious and filled with natural light providing a luxurious feel. The bedroom has a large over stair storage area that could benefit from having fitted wardrobes or additional storage or kept as a TV area. Double glazed window to the front aspect. The main bedroom has a large walk-in wardrobe fitted with clothes rail and shelving. The en-suite is fitted with a three piece suite to include large walk-in shower, WC and wash basin. There is a Velux window, towel radiator and extractor fan.

Outside

Outside

Front;
Driveway to the right of the property leading to the single garage. Pathway leading to the front entrance with shingle either side. Canopy porch with outdoor light. Access to the rear garden through the side gate.
Rear;
Very well presented and landscaped rear garden with established trees and shrubbery borders. Decking area for seating. Laid to lawn areas. The rear garden is fully enclosed and offers and outside tap and access into the garage.

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 - TBC

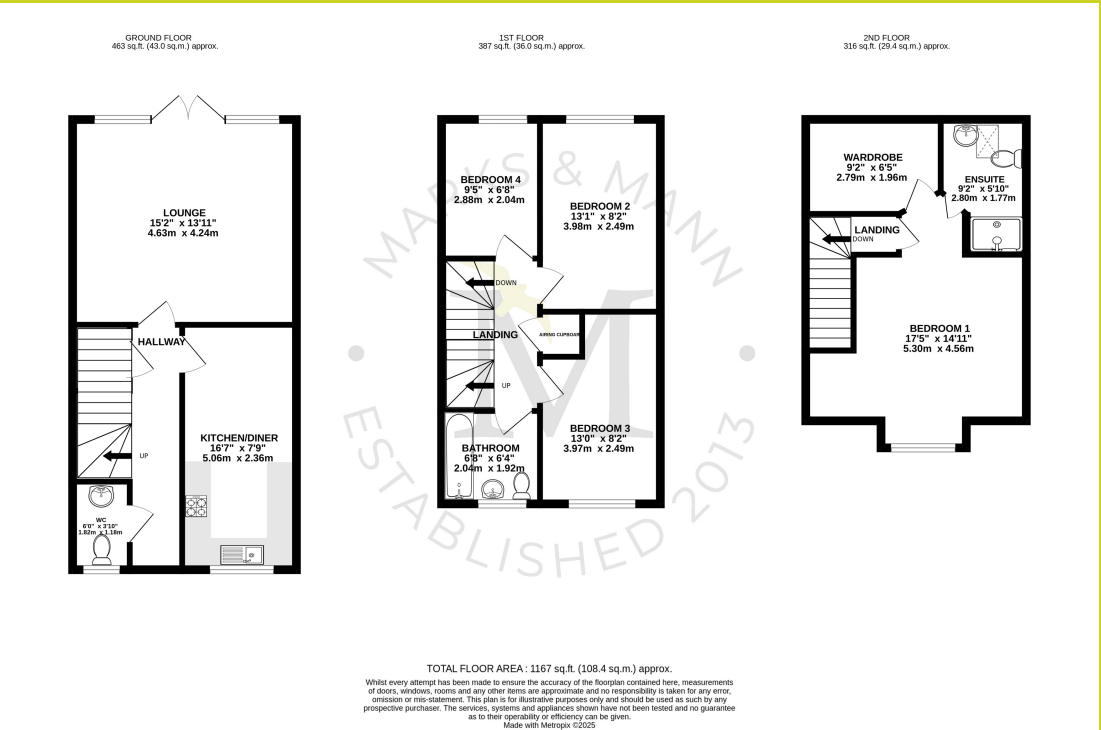
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Disclaimer

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.

