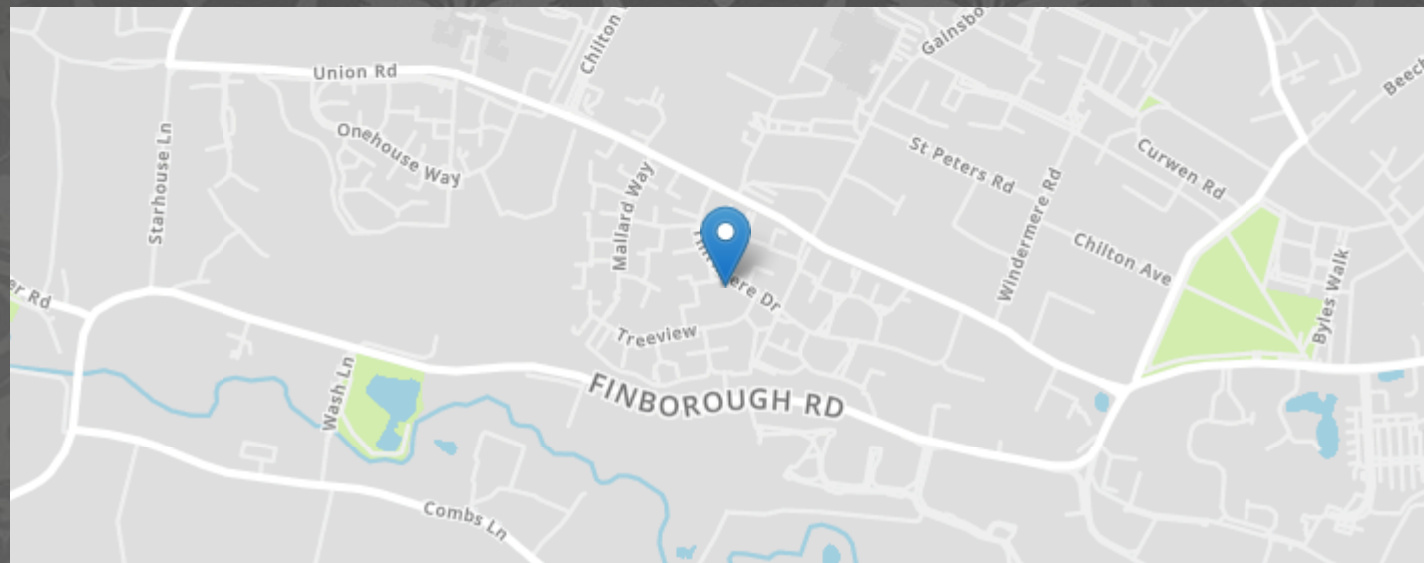


Woodcote, Stowmarket



- NO ONWARD CHAIN
- OFF ROAD CAR PARKING
- BALCONY OFF LOUNGE
- SEMI DETACHED
- GARAGE
- DOUBLE BEDROOMS
- FIELD VIEWS TO REAR
- EASY A14 ACCESS AND PLENTY OF LOCAL AMENITIES

MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

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contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Woodcote, Stowmarket

NO ONWARD CHAIN

A modern SEMI-DETACHED two bedroom bungalow providing spacious living accommodation including entrance hall, sitting/dining room, fitted kitchen, TWO DOUBLE bedrooms, bathroom and separate W.C together with a detached single GARAGE and DRIVEWAY all occupying a lovely corner position and good size garden with a stunning view over fields from the BALCONY all on this popular road a short distance from the town centre. Stowmarket is a popular market town located in 'The Heart of Suffolk' between the historic town of Bury St. Edmunds and the county town Ipswich. The town itself benefits from a wide range of amenities and facilities together with main line rail links with London's Liverpool Street Station and fast access to the A14 trunk Road. The property benefits from sealed unit double glazing and gas fired radiator heating. Early viewing HIGHLY RECOMMENDED to appreciate all this property has to offer!!

£260,000 Guide Price

Woodcote, Stowmarket

Kitchen

3.17m x 2.46m (10' 5" x 8' 1")
A good sized kitchen with ample storage and counter top space. Partially tiled walls and space for all white goods. Access into the lounge/diner and the back garden via the balcony. Tiled flooring throughout. Large double glazed window.

Lounge/Diner

5.36m x 3.59m (17' 7" x 11' 9")
A large living space with more than enough room for both living space and dining area. Carpeted throughout with a mostly neturnal decor except a feature wall. Radiator. Access not only into the kitchen but the garden as well via the balcony. Large double glazed window allowing for not only a lovely view across the garden and fields but it also allows for plenty of natural light to enter the space.

Bathroom

1.67m x 1.59m (5' 6" x 5' 3")
A two piece suite with bath and wash basin. Heated towel rail. Eye line storage cupboard included. Partially tiled walls. Frosted double glazed window. Hard flooring throughout.

Bedroom 1

5.18m x 2.81m (17' 0" x 9' 3")
A very large double bedroom with carpeted throughout. It has a feature wall that has been wallpapered. Radiator. Multiple sockets. Space for a large bed along with multiple storage units. Large double glazed window.

Bedroom 2

3.29m x 3.24m (10' 10" x 10' 8")
A good sized double bedroom with a neutral decor throughout. Carpeted and has a large double glazed window. A true blank canvas for any prospective buyer. Radiator. Multiple sockets.

Outside

The front garden is expansive and has been shingled over leaving two access paths down to the front door one of which starts at the driveway. There is also space for bins.

The rear garden is large and has multiple areas to it. From the two back doors you immediately walk out onto the raised balcony which offers views to the fields beyond the estate. As you walk down the stairs you have a shingled area to the left which can be used a stunning seated area, you also have access into the garage through the side door from this space. If you follow the stairs further down you reach the laid to lawn area of the garden which has areas of shrubery as well.

Important Information

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

Directions

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

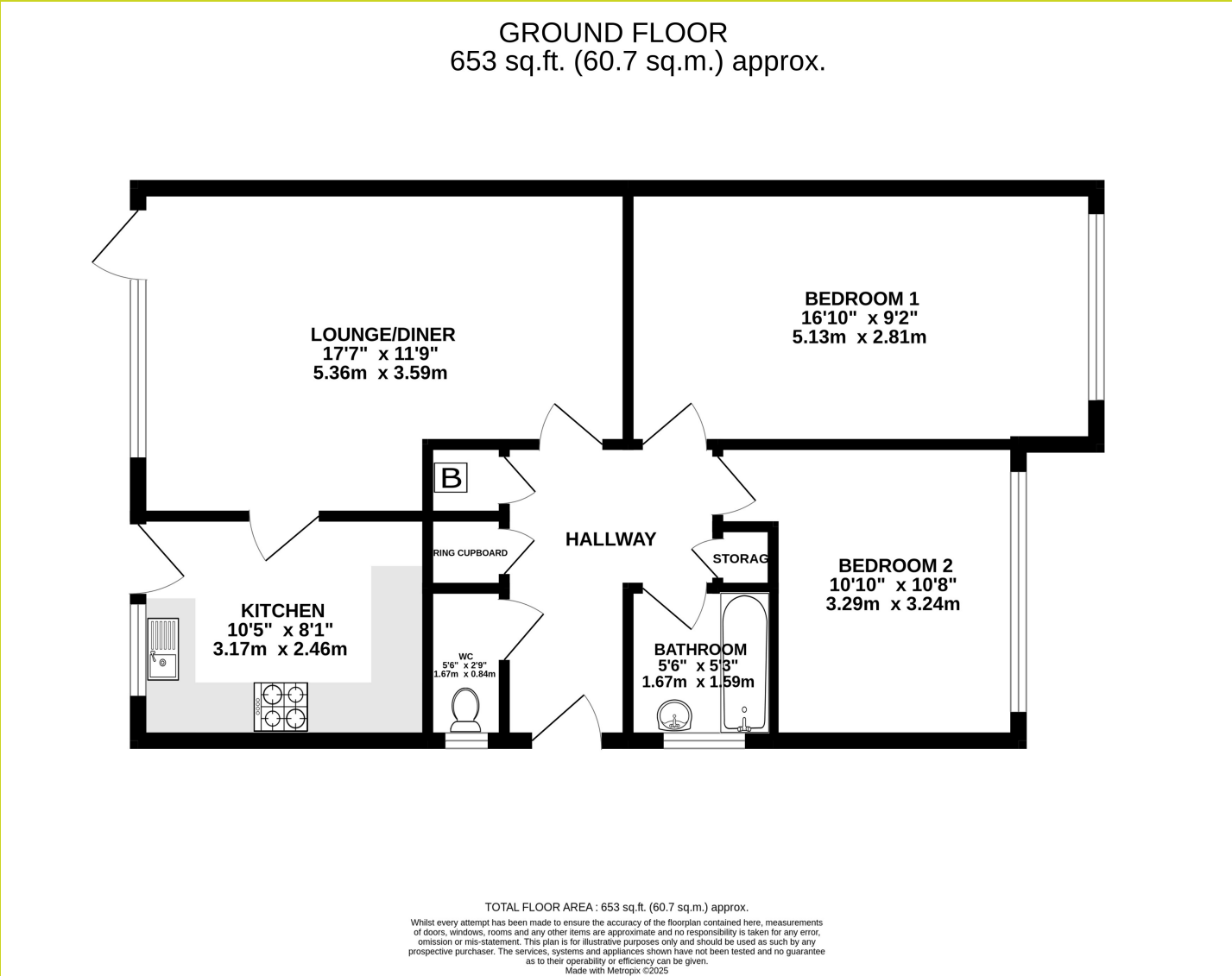
Disclaimer

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.

Woodcote, Stowmarket



The above floor plans are not to scale and are shown for indication purposes only.

