

- END TERRACED HOUSE
- ENSUITE OFF MASTER BEDROOM
- OFF ROAD PARKING FOR TWO CARS

- THREE BEDROOM
- DINING ROOM
- GAS CENTRAL HEATING



## Phoenix Way, Stowmarket

Marks and Mann Estate Agents are delighted to offer this three bedroom end terrace house on the Cedars Park Development in Stowmarket. Internally the property benefits from a spacious living room, separate dining area, kitchen and downstairs WC. The first floor contains the main bedroom with en suite, one double bedroom, one single bedroom and the main bathroom. Externally the property benefits from a good sized rear garden accessed via a side gate and two designated off road parking spaces to the front. This property is served by gas central heating via radiators and is double glazed throughout.

Ideally situated a short distance away from Stowmarket town centre the property benefits from access to all the facilities provided as well as transport links via a bus stop a short distance away and Stowmarket train station.

**£270,000 Offers Over**



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## Front Garden

Shrubs. Steps leading to front door. Entrance door to property.

## Entrance Hall

Built in cupboard. Radiator. Coved ceiling. Doors leading to:

## Cloakroom

Low level WC. Pedestal wash basin. Radiator. Extractor fan. Inset spot lighting.

## Lounge

4.6m x 3.5m (15' 1" x 11' 6")  
Double doors leading to hallway. Double glazed window to front and side. Coved ceiling. Radiator.

## Dining Room

4.1m x 2.3m (13' 5" x 7' 7")  
Patio doors to rear. Radiator. Inset spot lighting. Coved ceiling. Stairs leading to first floor.

## Kitchen

2.6m x 2.1m (8' 6" x 6' 11")  
Double glazed window to side. Wall and floor mounted units. Composite work surfaces. Plumbing for washing machine. Induction hob, oven and microwave oven. Composite sink unit with drainer. Part tiled. Inset spot lighting.

## First Floor Landing

Airing cupboard. Loft access. Coved ceiling. Doors leading to:

## Bedroom One

2.8m x 2.6m (9' 2" x 8' 6")  
Double glazed window to side. Triple built in wardrobe. Radiators

## Ensuite

Double shower cubicle. Low level WC. Pedestal wash basin. Towel rail. Part tiled. Extractor fan. Inset spot lighting.

## Bedroom Two

3m x 2.6m (9' 10" x 8' 6")  
Double glazed window to rear. Radiator. Built in wardrobe. Inset spot lighting.

## Bedroom Three

3.3m x 1.8m (10' 10" x 5' 11")  
Double glazed window to side. Radiator. Inset spot lighting.

## Main Bathroom

2.2m x 1.5m (7' 3" x 4' 11")  
Double glazed window to side. Bath. Low level WC. Pedestal wash basin. Part tiled. Radiator. Insert spot lighting.

## Rear Garden

Patio area. Laid to lawn. Shed. Side gate access.

## Parking

Off road parking for two cars.

## Disclaimer

In accordance with the Property Misdescriptions Act (1991) Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. All measurements and areas are approximate and these particulars do not constitute part or all of an offer or contract. These particulars have been prepared in good faith using information obtained from the seller so all information should be verified via a solicitor.

## School Admissions

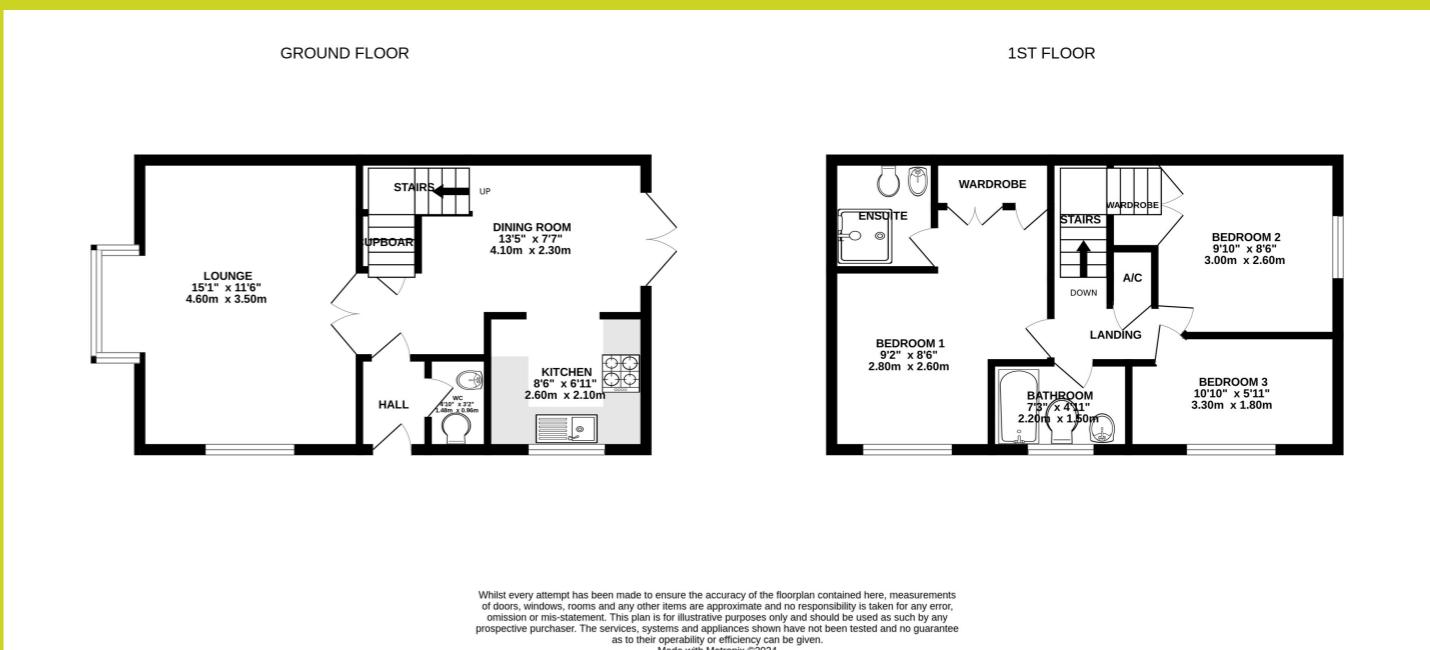
To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

## Useful Information

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit : [www.rightmove.co.uk/broadband-speed-in-my-area](http://www.rightmove.co.uk/broadband-speed-in-my-area) for this information.

## Council Tax Band

At the time of instruction, the council tax band for this property is band C.



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