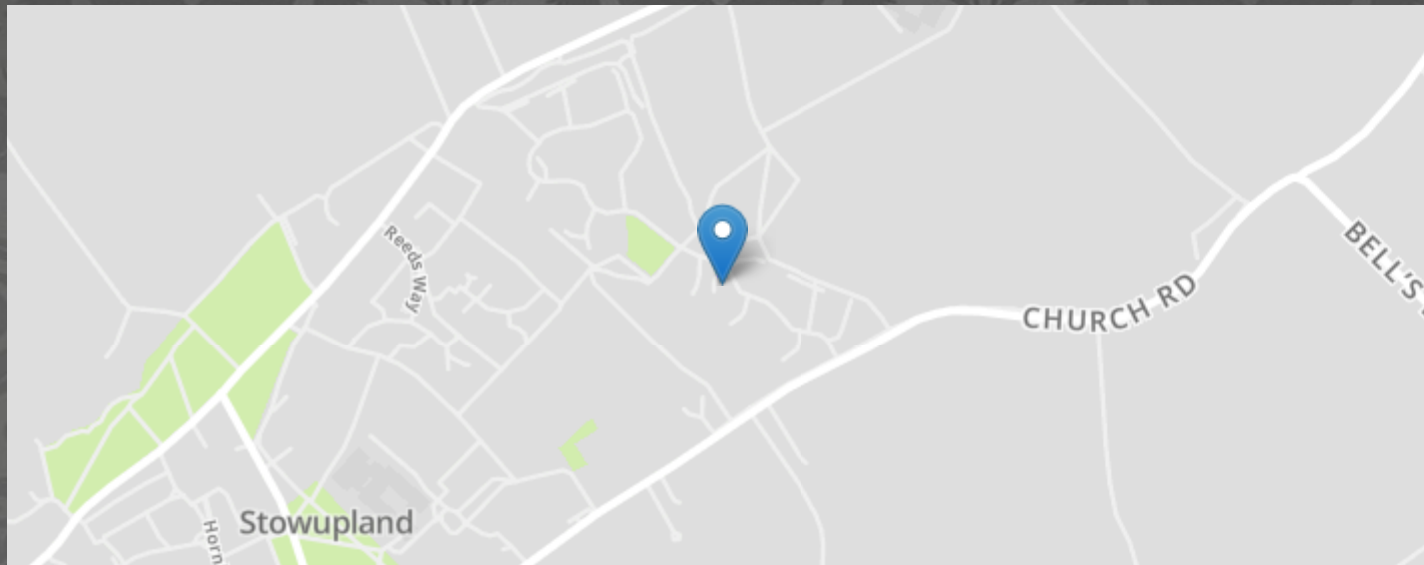


Oxlip Way, Stowupland, Stowmarket



MARKS & MANN



- NO ONWARD CHAIN!!
- FULLY FITTED KITCHEN/DINING ROOM
- EN-SUITE FACILITIES TO THE PRINCIPAL BEDROOM
- DRIVEWAY WITH PARKING FOR TWO/THREE VEHICLES
- SEALED UNIT DOUBLE GLAZING
- POPULAR LOCATION
- SEMI DETACHED THREE BEDROOM HOUSE
- UTILITY & CLOAKROOM
- ADDITIONAL BATHROOM
- GOOD SIZE GARDENS
- GAS FIRED RADIATOR HEATING

Oxlip Way, Stowupland, Stowmarket

NO ONWARD CHAIN

A beautifully presented three bedroom semi-detached house arranged to provide spacious and well appointed living accommodation including; entrance hall, sitting room, fully fitted kitchen/dining room, utility room, ground floor cloakroom, en-suite facilities to the principal bedroom and an additional first floor bathroom together with a driveway providing off road parking for two/three vehicles all occupying good size gardens and situated at the entrance to this popular 'Bloor Homes' development on the edge of the village with views across the surrounding countryside.

Stowupland is a popular village situated approximately two miles from the market town Stowmarket. The village benefits from a good range of amenities and facilities including a petrol station/convenience store and two public houses together with a highly regarded primary school and High School. The nearby town of Stowmarket offers a wide range of retail and leisure 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 an NHBC build-mark guarantee, sealed unit double glazing and gas fired radiator heating.

The accommodation is as follows;

£280,000 Guide Price

MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

01473 396 007

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

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Ground Floor

Entrance Hall

Part double glazed door to front. Staircase to first floor. Luxury vinyl flooring. Radiator. Door to;

Sitting Room

3.65m x 4.37m (12' 0" x 14' 4")
Double glazed window to front. Door to kitchen/dining room. Under-stairs storage cupboard. Luxury vinyl flooring. Radiator.

Kitchen/Dining Room

3.64m x 3.69m (11' 11" x 12' 1")
Double glazed French doors and windows to rear. Access to utility room. Range of work surfaces with cupboards and drawers under. Inset sink unit. Integrated four-burner electric hob with extractor over. Integrated eye-level double oven. Integrated dishwasher. Integrated fridge/freezer. Range of wall mounted storage cupboards. Part tiled walls. Tiled floor. Radiator.

Utility Room

1.02m x 1.82m (3' 4" x 6' 0")
Range of work surfaces with cupboards and space and plumbing for washing machine under. Wall mounted gas fired boiler. Tiled floor. Door to;

Ground Floor Cloakroom

Low level W.C. Wall mounted wash basin. Tiled floor. Radiator.

First Floor

Landing

Doors to bedrooms and bathroom. Access to roof space.

Bedroom One

2.80m x 2.91m (9' 2" x 9' 7")
Double glazed window to rear. Built in double wardrobe. Radiator. Door to;

En-Suite Shower Room

Double glazed window to rear. Low level W.C. Pedestal wash basin. Tiled shower enclosure with chrome fitting and glazed door. Part tiled walls. Vinyl flooring. Radiator.

Bedroom Two

2.69m x 3.61m (8' 10" x 11' 10")
Double glazed window to front. Radiator.

Bedroom Three

1.99m x 3.61m (6' 6" x 11' 10")
Double glazed window to front. Over-stairs storage cupboard. Radiator.

Bathroom

Double glazed window to side. Low level W.C. Pedestal wash basin. Panelled bathe with chrome fittings incorporating a hand held shower. Part tiled walls. Vinyl flooring. Radiator.

Outside

Driveway

Off road parking for two/three vehicles. Access via pedestrian gate to rear gardens.

Gardens

To the front there is a small garden laid to lawn with low hedge and footpath leading to front door.
The rear gardens are of a good size and comprise a patio area immediately behind the property which leads to the formal gardens which are mainly laid to lawn bounded by raised beds containing flowers and shrubs. Two areas laid to slate. Timber garden shed. Timber summer house. Outside tap. Outside double power socket.

Disclaimer

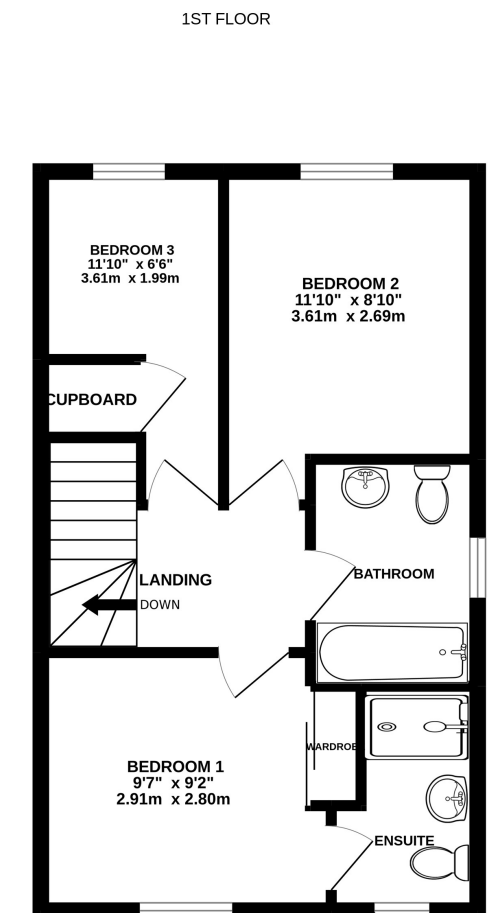
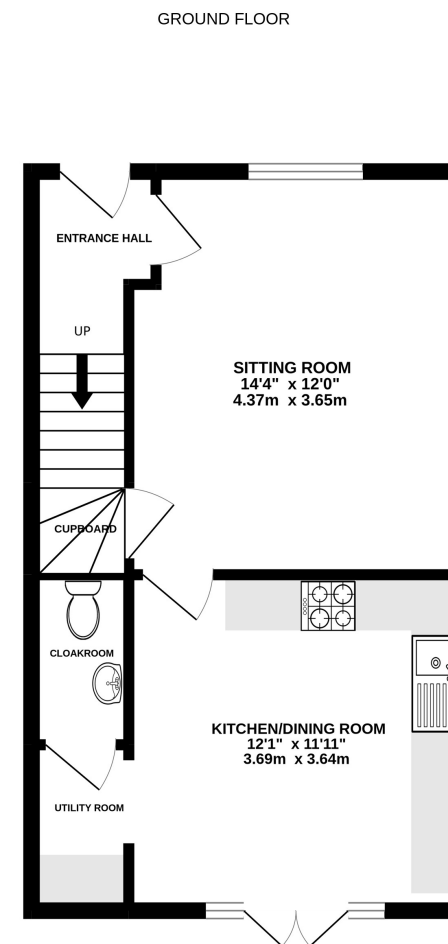
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New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

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.

Council Tax Band

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The above floor plans are not to scale and are shown for indication purposes only.

