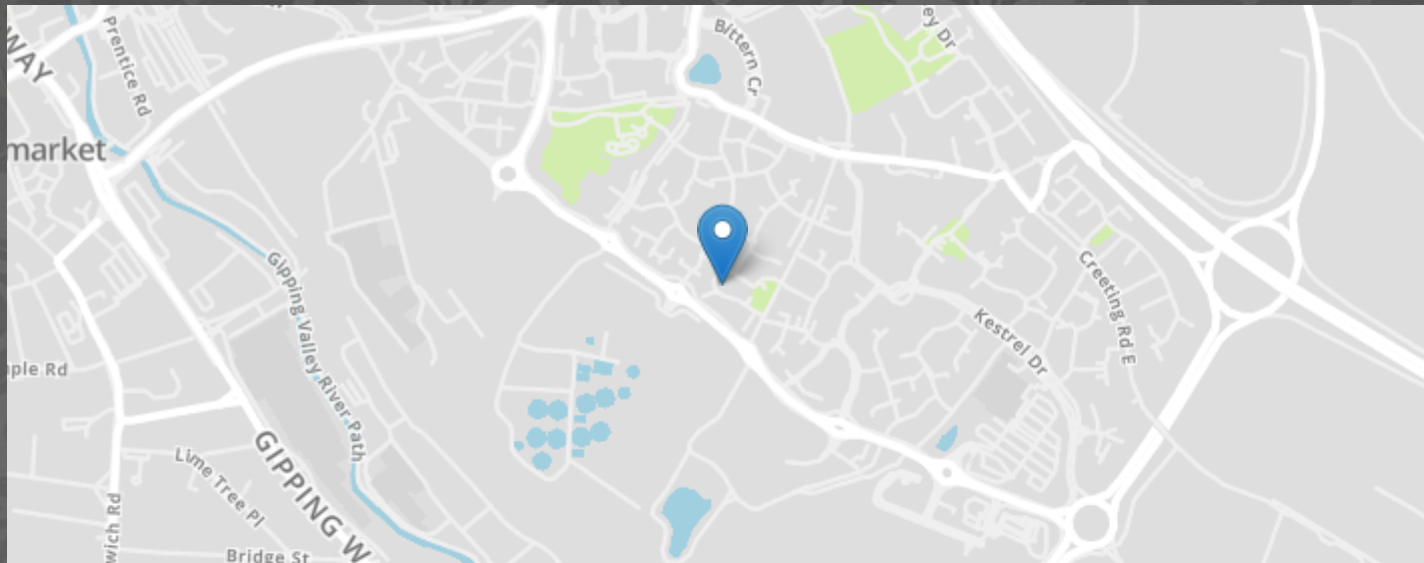


Brambling Close, Stowmarket



- **DECEPTIVELY SPACIOUS LINK-DETACHED HOUSE**
- **BRAND NEW COMBI BOILER**
- **THREE DOUBLES & ONE SINGLE BEDROOM**
- **CLOSE TO TRAIN STATION**
- **OUTBUILDING WITH POWER AND LIGHT**
- **OFF-ROAD PARKING**
- **CUL-DE-SAC LOCATION**
- **POPULAR AREA OF STOWMARKET**
- **SUNTRAP REAR GARDEN WITH FIXED COVERED SEATING AREA**
- **CONVERTED GARAGE FOR USE AS A RECEPTION**

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MARKS & MANN



Brambling Close, Stowmarket

Introducing to the market this DECEPTIVELY SPACIOUS FOUR BEDROOMED LINK-DETACHED HOUSE on the popular CEDARS PARK DEVELOPMENT offering a CONVERTED GARAGE for use as an ADDITIONAL RECEPTION and DOWNSTAIRS WC. The refreshed MODERN KITCHEN SUITE with an ISLAND and mid-level oven added just under three years ago is a stunning heart of the home and offers versatility as a great family area/hosting space. The property benefits from a good-sized rear garden mixed with blends of artificial grass and a fixed, undercover patio seating area so the garden can be enjoyed at all times throughout the year. There is OFF-ROAD PARKING for two cars to the front aspect of the property and plenty of additional parking on the surrounding in-roads. The THREE DOUBLE BEDROOMS and a single bedroom provide ample space for family living. The bathroom has been updated with a NEW BATH, vanity unit wash basin and WC within the last three years. A BRAND NEW COMBI BOILER was installed in October 2025.

Call today to avoid missing out!

£315,000 Offers in Excess of

Brambling Close, Stowmarket

GROUND FLOOR

Kitchen

3.60m x 4.29m (11' 10" x 14' 1")
A range of overhead and under-counter storage cupboards surround this modern suite that has a large centre island and mid-level oven added just under three years ago. UPVC double glazed windows and patio doors with fitted blinds leading out to the rear garden.
Hardwearing luxury vinyl tiled flooring. Inset sink with tiled splashback. Electric oven hob with tiled splashback. Space and plumbing for a washing machine and dishwasher. There is an alcove which provides space for an American-style fridge/freezer. Two light fixtures. Feature walls. Part panelled walls. Radiator.

Lounge

3.26m x 4.56m (10' 8" x 15' 0")
A spacious room currently presented with an 'L' shaped corner sofa and a single seater armchair. A media wall maximises the space creating further storage solutions, an ideal place for a TV to be hung on the wall and an electric fire which will be staying within the property.
There is a UPVC double glazed bay window to the front aspect of the property with fitted blinds. Hardwearing luxury vinyl tiled flooring. Part panelled walls. Two light fixtures. Ladder radiator.

Reception

2.61m x 4.94m (8' 7" x 16' 2")
This room was originally the garage which has been converted to add further floorspace in the property which could be presented as an open plan reception/dining room. With hardwearing luxury vinyl tile flooring, a UPVC double glazed window with fitted blinds to the front aspect of the property and ample space for a dining table or additional storage this room provides versatility for use. The conversion of the garage has also enabled a downstairs cloakroom to be added to the rear aspect of the reception room. Part panelled walls, feature wall, two light fixtures, radiator.

Cloakroom

1.24m x 1.49m (4' 1" x 4' 11")
There is a modern feel to this two-piece suite consisting of a WC and a vanity wash basin with tiled splashback. There is a UPVC double glazed frosted window to the rear aspect of the property. Hardwearing luxury vinyl tiled flooring. Part panelled walls. Light fixture. Radiator.

Entrance Hall

Through the new front door (fitted three years ago) the welcoming reception to this stunning family home provides ample space for shoes and coats, a UPVC double glazed window to the side aspect of the property allows for lots of natural light to enter through. There is a hidden shoe storage space cleverly integrated into the stairs directly in front of you. There is a doorway leading into the lounge to your right as you enter the property.

FIRST FLOOR

Bedroom One

3.25m x 4.49m (10' 8" x 14' 9")
A substantial main bedroom offering ample space for a king-sized bed and bedside tables along with a wardrobe/chest of drawers set.
There is a quadruple length built-in wardrobe and a further storage/airing cupboard that houses the brand new combi boiler. Feature wall with reading lamps. A UPVC double glazed window to the front aspect with fitted blinds allows for lots of natural light to seep in. Two light fixtures. Fitted



carpet. Radiator. Door leading into en-suite.

En-suite

1.33m x 1.36m (4' 4" x 4' 6")
A three-piece suite consisting of a WC, wash basin and shower cubicle. The shower is surrounded by part-tiled walls. Vinyl tiled flooring. UPVC double glazed frosted windows to the front aspect with a fitted blind. Extractor fan. Radiator.

Bedroom Two

2.65m x 3.69m (8' 8" x 12' 1")
A well-proportioned double room with an open front built-in wardrobe providing a mix of hanging and shelved storage space. A UPVC double glazed window to the front aspect of the property allows natural light to beam through. Vaulted ceilings. Fitted carpet. Radiator.

Bathroom

2.03m x 2.08m (6' 8" x 6' 10")
A three piece suite comprising of a bath with overhead shower, vanity wash basin and WC. Herringbone style vinyl tiled flooring. UPVC double glazed frosted window to the rear aspect of the property. Part tiled walls. This room has been completely modernised within the last three years.

Bedroom Three

2.27m x 3.67m (7' 5" x 12' 0")
Another generously sized double room which currently houses a single bed but could certainly fit a double bed if required. This room consists of two feature walls, ample space for wardrobes/storage units and A UPVC double glazed window overlooking the rear garden. Fitted carpet. Radiator.

Bedroom Four

2.57m x 2.67m (8' 5" x 8' 9")
A single room with space for a small wardrobe or an ideal office space/hobby room. A UPVC double glazed window overlooks the rear garden. Feature wall. Fitted carpet. Radiator.

OUTSIDE

Outside

Front:
On entering the cul-de-sac there is off-road parking for 2 cars to the front of the property which overlooks a green space.
Face on, the property has a small front garden which comprises of patio slabs, engineered stone and a planter.

Rear:
The rear garden benefits from a fixed undercover seating area made from timber frames and corrugated plastic roof sheets. There is a generous patio area which allows several seating areas to be confined under the timber shelter creating a private and useable space.
There is power connected to the fixed undercover seating area to provide power to the tumble dryer which is currently housed there.
To add to the benefit of all year round use, there is artificial grass and stoned areas keeping this garden low maintenance and practical.
There is a shed connected with power and light providing a useful and watertight storage space. A range of established shrubbery line the garden neatly in a variety of pots and planters.
There is also a built-in trampoline.



IMPORTANT INFORMATION

Directions

Using a Satnav, please use IP14 5UN as the point of destination.

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.
Boiler: Combination boiler new as of October 2025.

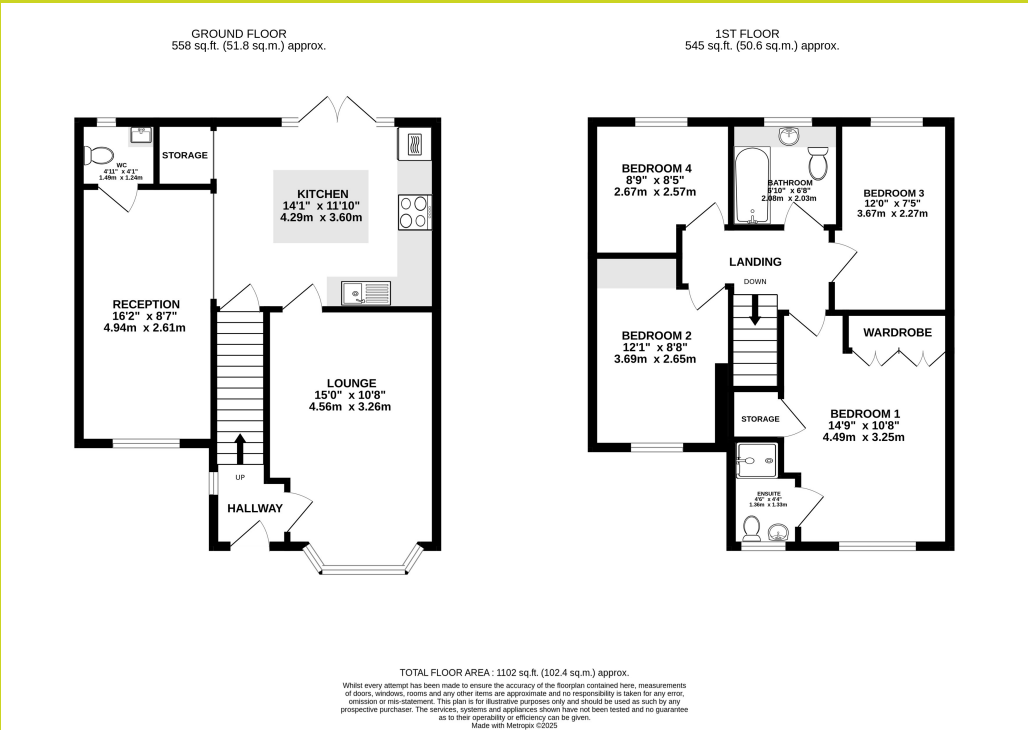
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Brambling Close, Stowmarket

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.

