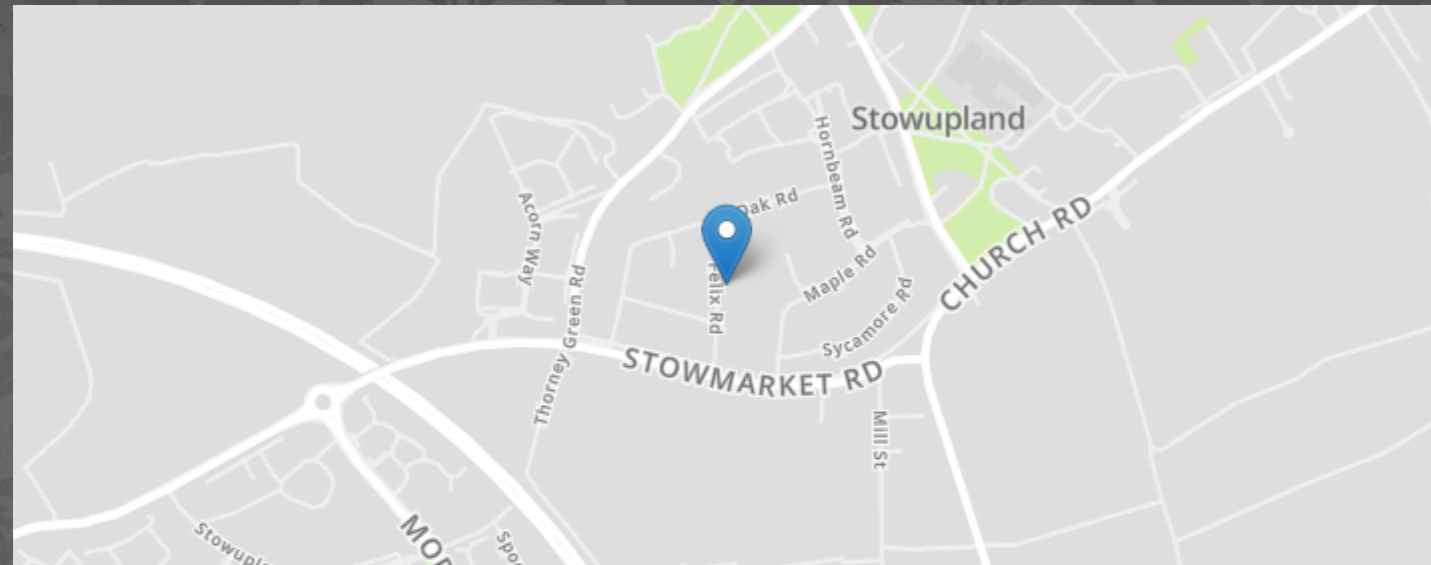


Felix Road, Stowupland, Stowmarket



- BUNGALOW
- OFF ROAD CAR PARKING
- TWO BATHROOMS

- THREE BEDROOMS
- GARAGE
- SUNROOM

MARKS & MANN



### Felix Road, Stowupland, Stowmarket

Marks and Mann are proud to present this three bedroom bungalow in the popular village of Stowupland. Internally the property benefits from a spacious living room, kitchen with utility that has front and rear access, main bathroom and separate shower room, sun room overlooking the rear of the property, two double bedrooms and one single bedroom. Externally the property benefits from off street parking for a number of vehicles, a single garage, spacious rear garden with two patio areas a shed and summerhouse.

Stowupland is a popular village situated approximately two miles from the market town of Stowmarket. The village benefits from a good range of amenities and facilities including a petrol station/convenience store, and primary 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.

**£375,000**

MARKS & MANN

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Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

# Felix Road, Stowupland, Stowmarket

# Felix Road, Stowupland, Stowmarket

## Front

Paved frontage with driveway and access into garage.

## Porch

Tiled flooring, storage cupboard.

## Hallway

Built in storage across from bathroom, radiator, access to :

## Cloakroom/Shower room

Double glazed window to porch, wall mounted sink, floor mounted WC, tiled walls, wetroom, walk in shower, heated towel rail.

## Lounge

5.1m x 3.8m (16' 9" x 12' 6")  
Double glazed window to front, double glazed window to side, dual radiators.

## Kitchen

3.3m x 3.3m (10' 10" x 10' 10")  
Double glazed window to front, double glazed window onto utility, laminate work surfaces with cupboards above and below, resin sink, chest high electric oven, electric hob, lino flooring, radiator.

## Utility Room

3.4m x 1.3m (11' 2" x 4' 3")  
External doors to front and rear, laminate work surface with cupboards and space for washer/dryer below, plastic roof.

## Sun Room

4.4m x 4.3m (14' 5" x 14' 1")  
Floor to ceiling double glazed bay windows to rear, external door leading to garden, radiator.

## Bedroom One

3.8m x 3.6m (12' 6" x 11' 10")  
Double glazed window to rear, radiator.

## Bedroom Two

3.5m x 3m (11' 6" x 9' 10")  
Double glazed window to rear, radiator.

## Bedroom Three

2.5m x 2.4m (8' 2" x 7' 10")  
Double glazed window to side, radiator.

## Bathroom

2.3m x 1.6m (7' 7" x 5' 3")  
Dual double glazed windows to side, tiled floor, wall mounted sink with storage under, floor mounted WC, walk in shower, radiator.

## Garage

Single garage with electric door.

## Garden

Astroturf with dual patio areas, large shed and summerhouse.

## 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.

## School Admissions

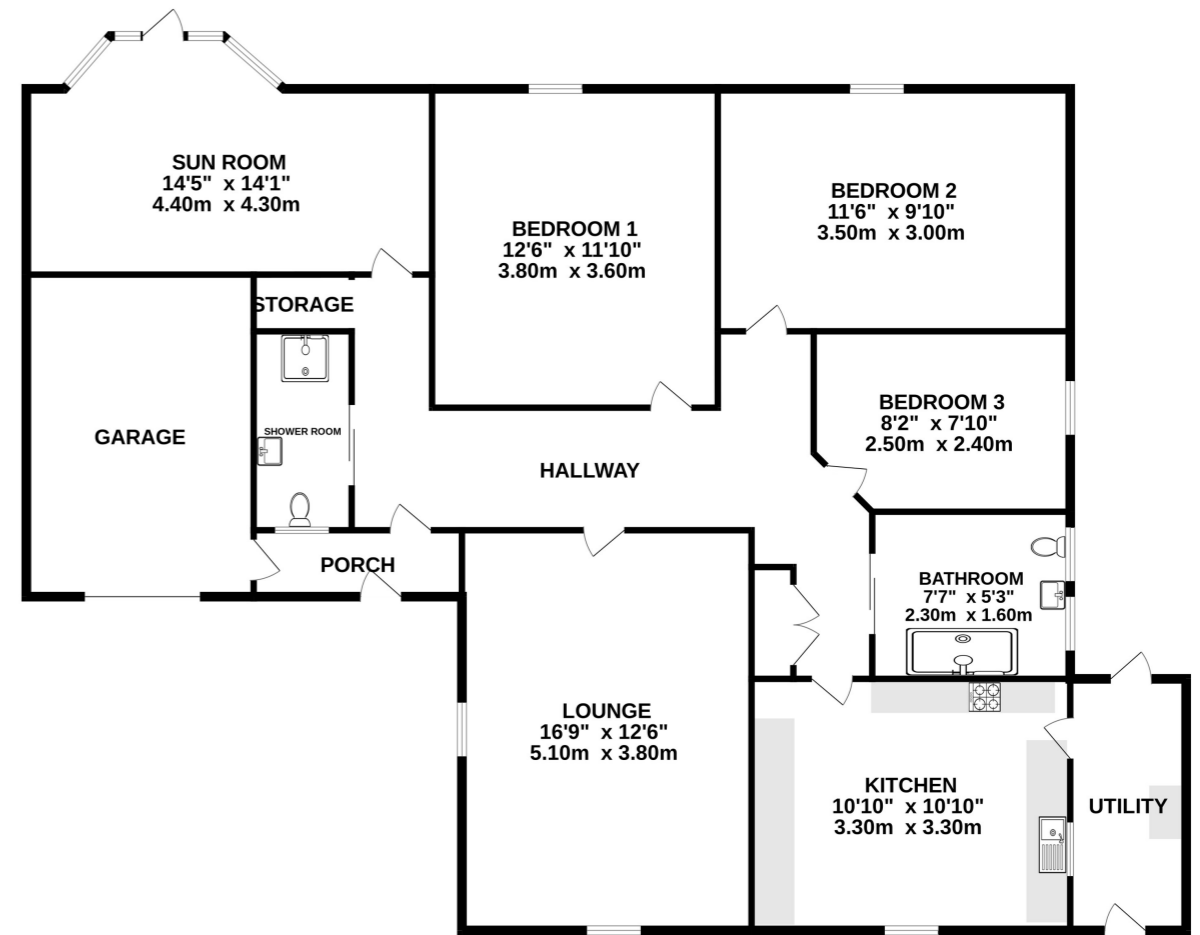
To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

## Useful Infomation

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

## GROUND FLOOR 2899 sq.ft. (269.3 sq.m.) approx.



TOTAL FLOOR AREA : 2899 sq.ft. (269.3 sq.m.) approx.

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.

