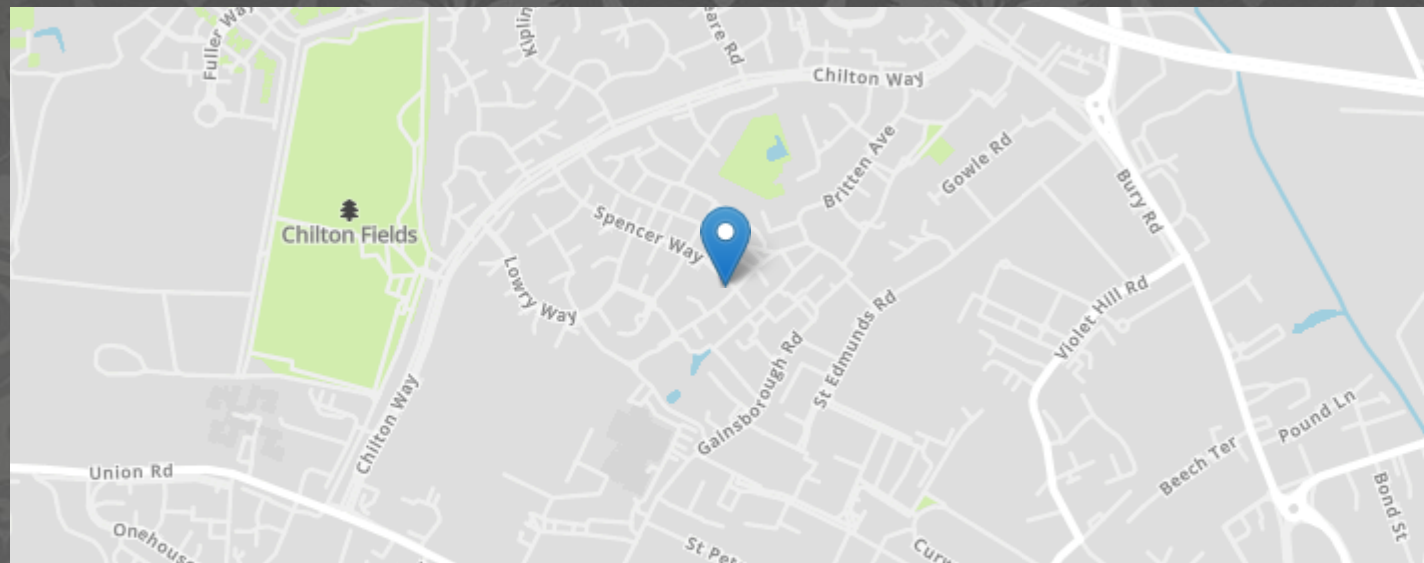


Spencer Way, Stowmarket



- SPACIOUS PRIVATE GARDEN
- GARAGE AND DRIVEWAY
- BUILT IN WARDROBES
- CUL-DE-SAC LOCATION
- outhouse with power
- Large reception / dining
- Main bathroom and WC
- Close to local amenities

MARKS & MANN

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Website www.marksandmann.co.uk

MARKS & MANN



Spencer Way, Stowmarket

Marks and Mann are pleased to bring to market this SPACIOUS THREE BEDROOM SEMI-DETACHED house, located on a cul-de-sac in a popular location. The property is well presented throughout and offers a PRIVATE enclosed rear garden, DRIVEWAY AND GARAGE. There is a large open plan reception/diner, kitchen, ground floor cloakroom, two double bedrooms with built-in wardrobe space, single third bedroom and family bathroom. This is a fantastic opportunity for first time purchasers or a potential investment opportunity. Call now to book your viewing.

£270,000 Guide Price

Spencer Way, Stowmarket

Ground Floor

Reception / Dining

Generously sized open plan reception / diner with modern décor. Fitted carpet to the reception area and laminate flooring to the dining side. The reception area features a large bay window and the room is filled with natural light with dual aspect views. Under stairs storage. Access to the entrance room and cloakroom. The dining room has double French doors leading onto the patio area. Double doors leading into the kitchen area. Modern light fittings. Radiator.

Cloakroom

Ground floor cloakroom to include WC and wash basin. Tile effect flooring. Modern décor. Extractor fan. Double glazed frosted window. Radiator.

Kitchen

Well presented fitted kitchen with floor and overhead units. Ample storage and worktop space throughout. Space for white goods and plumbing for washing machine. The kitchen has large tiled flooring and splash back tiled walls above the worktops. Stainless steel sink with mixer tap overlooking the rear garden. Double glazed window. Made to measure blinds.

First Floor

Bedroom One

Good size double bedroom with fitted carpet and modern décor. The bedroom features a built in open wardrobe. Double glazed window to the rear aspect. Radiator.

Bedroom Two

Generously sized second bedroom with space for a double bed and storage. This bedroom also offers a built in open wardrobe. Fitted carpet. Double glazed window to the front aspect. Radiator.

Bedroom Three

Good size single bedroom or dressing room. The room offers multi-use and could potentially be a nursery, office or guest room! Fitted carpet and modern décor. Double glazed window to the front aspect. Radiator.

Bathroom

Well presented main bathroom with three piece suite to include bath with overhead shower, WC and wash basin. Tiled flooring. Towel radiator. Tiled walls. Extractor fan. Double glazed frosted window to the rear aspect.

Outside

Front;
Pathway leading to the front entrance with sheltered porch and outside light. Good size driveway immediately to the front of the property. Single garage with electric door and driveway to the side of the property. Access to the rear garden.
Rear;
Very well presented private rear garden with patio area for seating, laid to lawn area and pathway with paving slabs and pebbles providing access to the summer house. The summer house is fitted with power and electric. The garden offers a great space and potential for extending (STP). Access to the garage and front driveway.

Important Information

Tenure – Freehold.
Services – We understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band - C
EPC rating - TBC

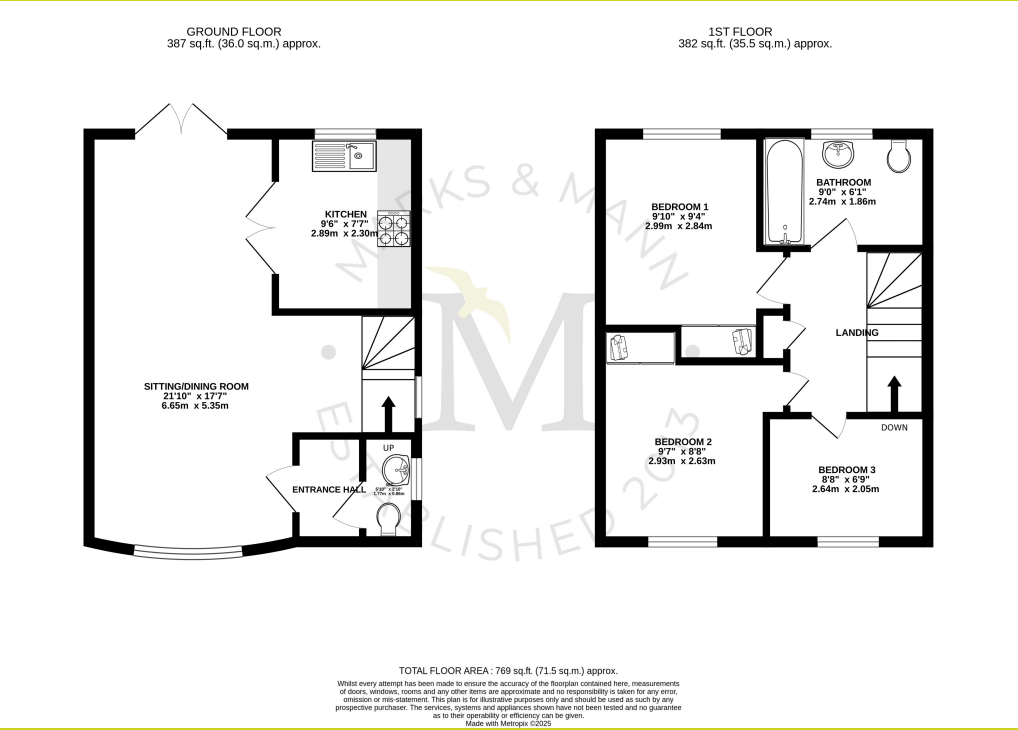
Disclaimer

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.

Spencer Way, Stowmarket



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

