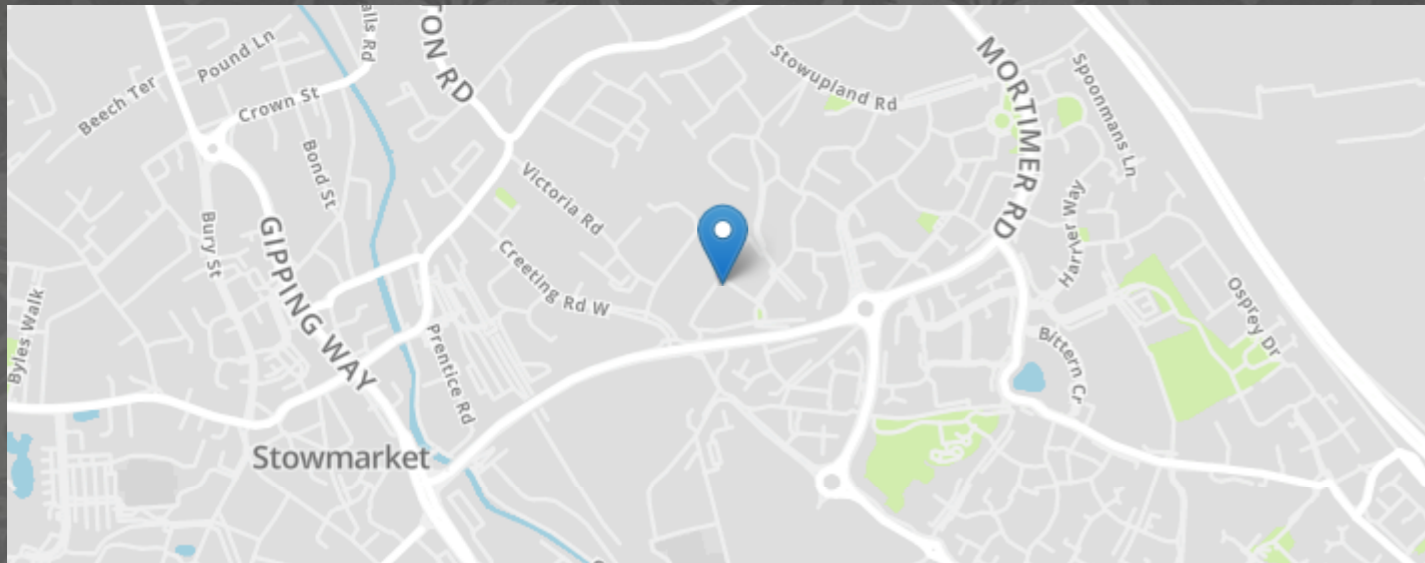


## Eagle Close, Stowmarket



- SINGLE GARAGE AND PARKING
- CLOSE TO TOWN CENTRE
- LANDSCAPED GARDEN
- EN-SUITE TO MAIN BEDROOM
- WC, EN-SUITE AND BATHROOM
- SEMI-DETACHED

# MARKS & MANN



## Eagle Close, Stowmarket

Welcoming to market this THREE BEDROOM semi-detached house located on the Cedars development, well presented throughout and has the benefit of having a single garage and off road parking. The property includes a good size reception area, fitted kitchen, downstairs cloakroom, main bedroom with en-suite and fitted sliding wardrobes, double second bedroom and third single, family bathroom and easily maintained rear garden. This house sits in a great position with easy access to the A14, local amenities and Stowmarket Train Station.

# MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

[contactstowmarket@marksandmann.co.uk](mailto:contactstowmarket@marksandmann.co.uk)

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

**£260,000 Offers in Excess of**



## Eagle Close, Stowmarket

### Kitchen/Diner

5.19m x 3.27m MAX (17' 0" x 10' 9") Open plan kitchen/diner with fitted floor and overhead units, plenty of worktop space and a good size built in storage cupboard. Integrated fridge/freezer and double oven with gas hob top and overhead extractor fan. Wood effect flooring and neutral décor. Double French doors leading into the well maintained garden.

### Reception

3.02m x 4.76m (9' 11" x 15' 7") Spacious reception area with neutral décor and fitted carpet. Spotlights throughout and a double glazed window overlooking the front of the property.

### WC

0.88m x 1.71m (2' 11" x 5' 7") Downstairs cloakroom to include WC and wash basin. Radiator.

### Bedroom One

2.94m x 3.50m MAX (9' 8" x 11' 6") Double bedroom with modern en-suite to include walk-in shower, WC, wash basin and heated towel rail. The en-suite has floor to ceiling tiles, modern décor and an LED mirror unit. The bedroom has neutral tone carpet, radiator and double glazed window overlooking the rear garden. This room also has the benefit of having sliding mirror fitted wardrobes.

### Bedroom Two

2.94m x 2.65m (9' 8" x 8' 8") Good size double bedroom with neutral décor. There is space for ample storage units, the bedroom has fitted carpet, radiator and double glazed window overlooking the front of the property.

### Bedroom Three

2.17m x 2.34m (7' 1" x 7' 8") Single bedroom which is currently laid out as a study area, plenty of natural light with neutral décor. Double glazed window overlooking the rear garden.

### Bathroom

2.17m x 1.68m (7' 1" x 5' 6") Three piece suite to include bath with overhead shower, WC and wash basin. Well presented with mainly floor to ceiling tiled walls, printed fitted flooring, heated towel rail and double glazed window.

### Outside

Front;  
Small well maintained front garden with pathway leading to the front entrance with canopy porch. Garage and parking space located down the side of the property accessed through shared drive.  
Rear;  
Landscaped garden with patio area for seating, turf areas and a corner decking area for further seating. South East facing garden.

### 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 - C

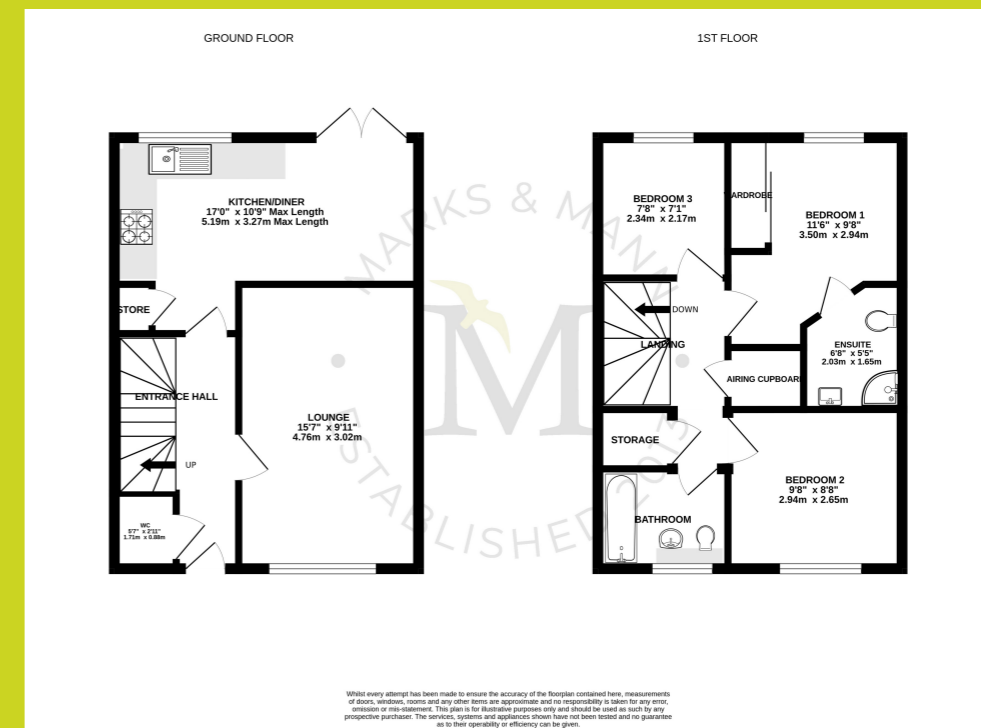
### Disclaimer

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.

## Eagle Close, Stowmarket



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

