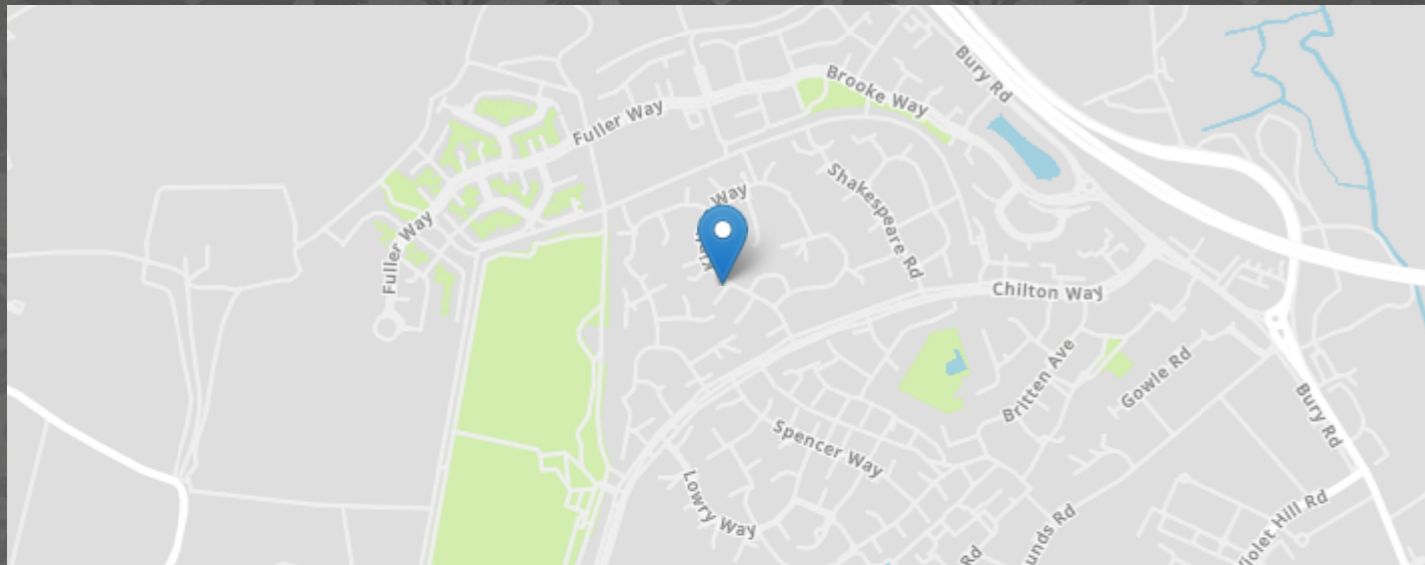


Kipling Way, Stowmarket



- THREE BED SEMI DETACHED
- OPEN PLAN LOUNGE / DINER
- CENTRAL AIR DUCT CLIMATE CONTROL SYSTEM
- DOUBLE GLAZING THROUGHOUT
- DETACHED GARAGE
- SIZEABLE SOUTH WEST FACING REAR GARDEN
- OFF STREET PARKING
- INTEGRATED APPLIANCES

MARKS & MANN



Kipling Way, Stowmarket

MARKS AND MANN ARE PLEASED TO PRESENT THIS THREE BEDROOM SEMI DETACHED PROPERTY WITH DETACHED GARAGE. Set back from the road, down a shared private drive, this property boasts a large open plan Living/Dining Room, sizeable garden and off street parking as well as a central, air duct, climate control system.

MARKS & MANN

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

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Website www.marksandmann.co.uk

£260,000

Kipling Way, Stowmarket

Porch

Plastered ceiling, overhead lighting, side aspect UPVC double glazed window, carpeted stairs leading to first floor and carpeted flooring.

Lounge

Plastered ceiling, overhead lighting, front aspect UPVC double glazed bay window, under stair storage cupboards and carpeted flooring.

Dining Room

Plastered ceiling, overhead lighting, rear aspect UPVC double glazed French doors and carpeted flooring.

Kitchen

Plastered ceiling, overhead lighting, rear aspect UPVC double glazed window, side aspect UPVC double glazed door and laminate flooring. Kitchen consists of a range of base and eye level units with integrated sink-drainer, electric hob, extractor unit, oven and space for a washing machine and fridge freezer.

Landing

Plastered ceiling, overhead lighting, loft hatch, side aspect UPVC double glazed window, airing cupboard and carpeted flooring.

Bedroom One

3.66m x 2.83m (12' 0" x 9' 3")
Plastered ceiling, overhead lighting, rear aspect UPVC double glazed window and carpeted flooring.

Bedroom Two

2.94m x 2.64m (9' 8" x 8' 8")
Plastered ceiling, overhead lighting, front aspect UPVC double glazed window and carpeted flooring.

Bedroom Three

2.63m x 2.10m (8' 8" x 6' 11")
Plastered ceiling, overhead lighting, front aspect UPVC double glazed window and carpeted flooring.

Bathroom

2.42m x 2.36m (7' 11" x 7' 9")
Skimmed ceiling, spotlighting, rear aspect UPVC double glazed obscured window, heated towel rack and tiled flooring.

Rear Garden

South West facing rear garden, mostly laid to lawn with a patio area leading from the French doors in the dining room.

Garage

Standard single garage with an up and over garage door

Heating

The property is heated using a central heating column with vents around the house.

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.

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.

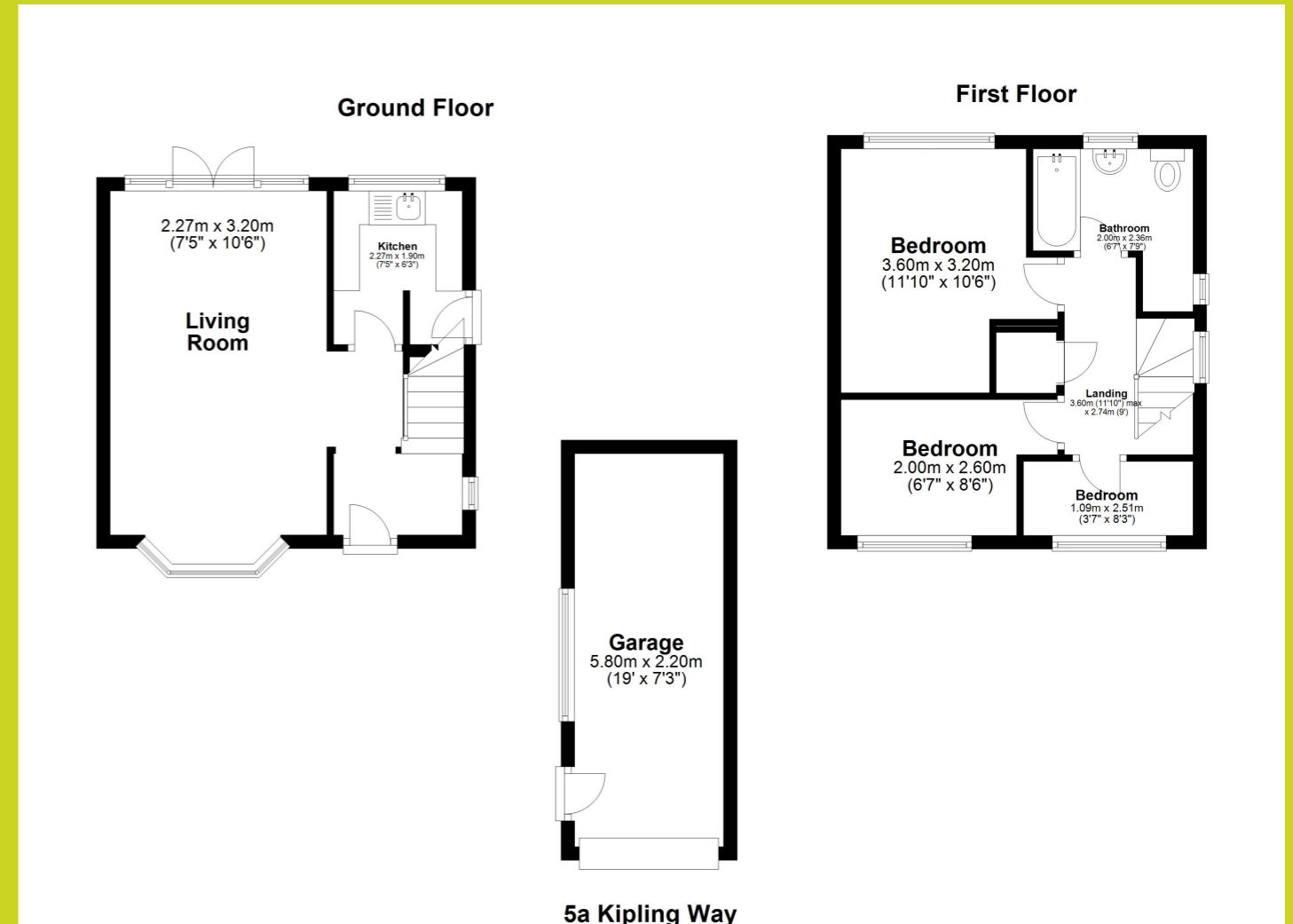
School Admissions

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.

Council Tax Band

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

Kipling Way, Stowmarket



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

