

- NORTHFIELD VIEW TAYLOR WIMPEY DEVELOPMENT
- TWO BEDROOMS
- UTILITY CUPBOARD
- OFF ROAD CAR PARKING FOR 2 CARS

- WELL PRESENTED THROUGHOUT
- ENSUITE AND FAMILY BATHROOM
- DOWNSTAIRS CLOAKROOM
- ENCLOSED REAR GARDEN

**MARKS & MANN**



### Brooke Way, Stowmarket

An ideal home located on a cul-de-sac within Stowmarket, this WELL PRESENTED TWO BEDROOM SEMI-DETACHED house offers large amounts of space with a substantial living area, two bedrooms both of which are double sized bedrooms, family bathroom and EN-SUITE, cloakroom and is a blank canvas for any prospective buyer. The garden is well landscaped with a laid to lawn area accompanied by a large paving stone area ideal for seating as well as a raised decking space. This property has the benefit of having TWO OFF ROAD PARKING SPACES right outside the front door. EARLY VIEWING HIGHLY RECOMMENDED TO SEE ALL THE PROPERTY HAS TO OFFER!!!

**MARKS & MANN**

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**£245,000 Guide Price**

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## Ground Floor

### Kitchen/Dining/Living Area

4.00m x 6.49m (13' 1" x 21' 4")

A very spacious room fit for all the family and for dining as well. A modern kitchen with a mix of integrated appliances and free standing which includes dishwasher, oven, Fridge/freezer and plenty of storage space to match. Hard flooring throughout.

### Outside

An extremely well landscaped space with raised decking and flower beds as well as an easily maintainable laid to lawn area. The raised decking is also the site of the hot tub as well as a real sun trap for outside furniture. In addition to this, there is also a large patio area which stretches down the side of the property towards the side access gate, another great area for seating.

## First Floor

### Bathroom

2.23m x 1.89m (7' 4" x 6' 2")

A stylish three piece suite which includes a wash basin, WC and full length bath. Partially tiled walls with full tile flooring. Extra storage also included with the medicine cabinet above the wash basin.

### Bedroom 1

3.12m x 3.03m (10' 3" x 9' 11")

A very large double bedroom with ample space for storage units. Carpeted throughout and has an outlook over the rear garden through the double glazed window. Also has access into the en-suite. The en-suite itself is a modern three piece suite with a Shower basin, WC and wash basin. Tiled flooring and towel rail.

### Bedroom 2

3.99m x 2.52m (13' 1" x 8' 3")

A very good sized multi-purpose room which is currently laid out as an office but can fit a good sized double in as well. Carpeted throughout. Double Glazed window. Radiator.

### Important Information

Tenure - Freehold.

Services - we understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band B.

EPC rating B.

Our ref: JS.

### Directions

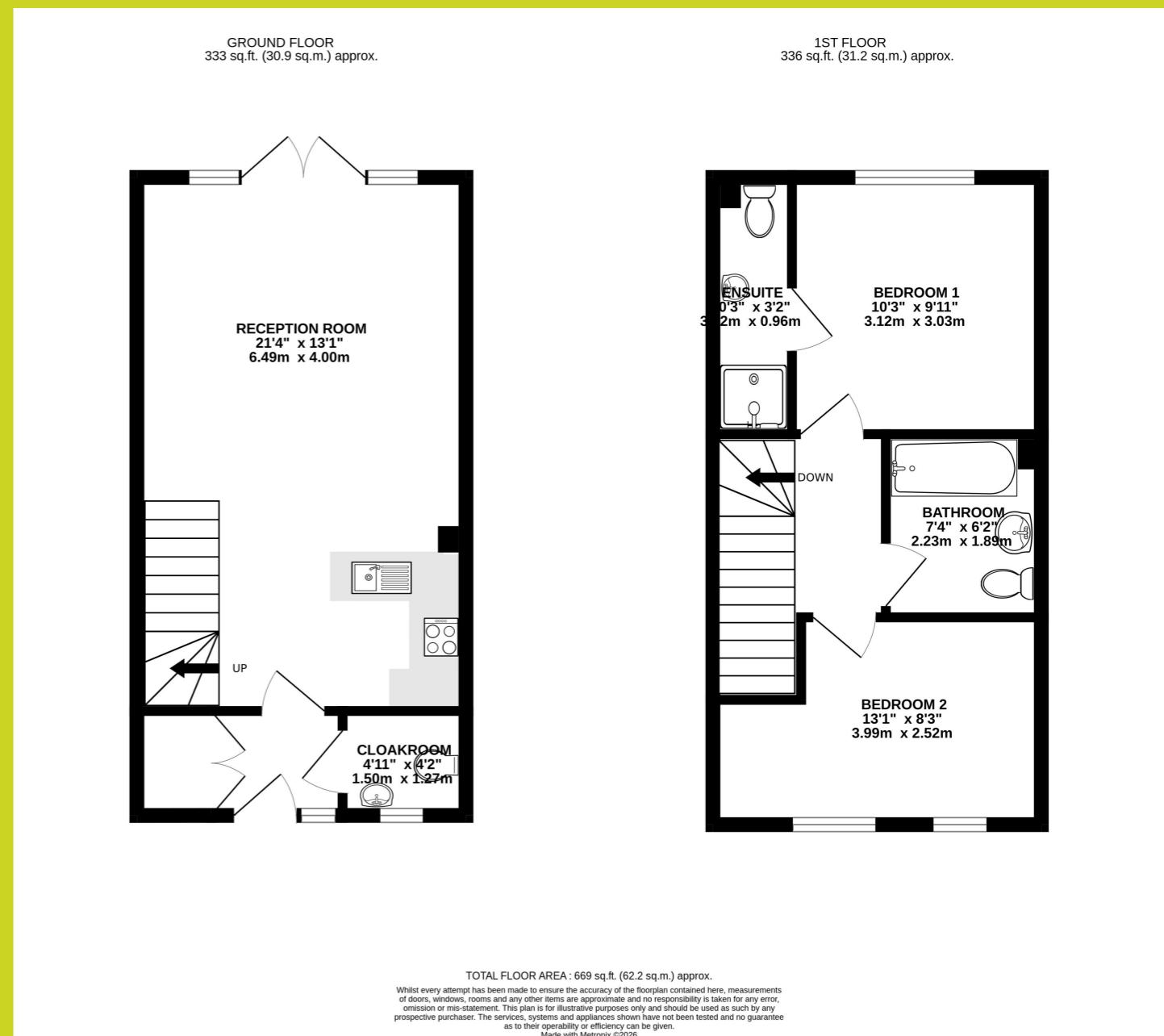
Using a SatNav, please use IP14 1US as the point of destination.

### Disclaimer

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### 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.

