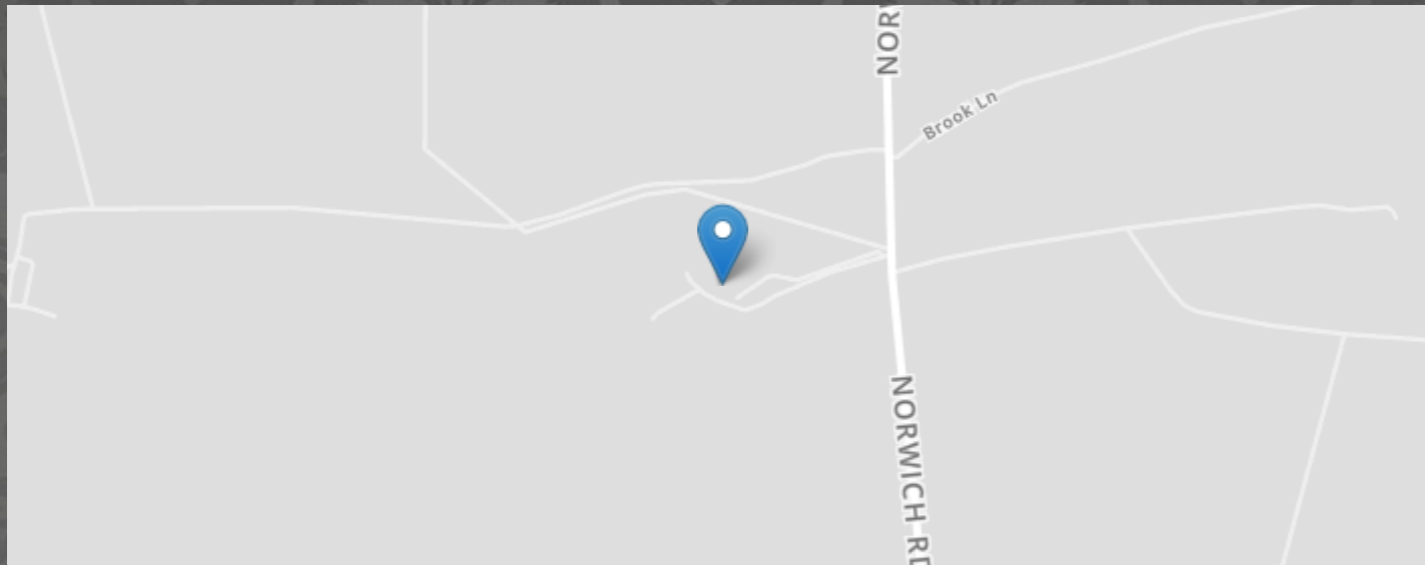


Norwich Road, Little Stonham, Stowmarket



# MARKS & MANN



- 4 BEDROOMS
- PARKING FOR 6/7 CARS
- LARGE LOUNGE
- STUDY / PLAYROOM
- DOWNSTAIRS SHOWER ROOM
- VILLAGE LOCATION
- VIEWING HIGHLY RECOMMENDED
- APPROX 1/3 ACRE GARDEN
- DOUBLE GARAGE WITH INTERNAL OFFICE
- CONSERVATORY
- KITCHEN
- FAMILY BATHROOM
- DEBENHAM HIGH SCHOOL CATCHMENT AREA

## Norwich Road, Little Stonham, Stowmarket

Marks & Mann are proud to present to market this previously EXTENDED, SEMI-DETACHED four bedroom family home with a DOUBLE GARAGE, off-road parking for ample cars and a well-maintained, 1/3 of an ACRE, rear GARDEN. EARLY VIEWING RECOMMENDED!!

# MARKS & MANN

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

01449 867 590

contactstowmarket@marksandmann.co.uk

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

**£350,000**



# Norwich Road, Little Stonham, Stowmarket

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## Shower Room

1.49m x 1.94m (4' 11" x 6' 4")  
A two piece suit with a large shower basin to match

## Family Bathroom

2.51m x 2.05m (8' 3" x 6' 9")  
A three piece suit with shower overhead

## Bedroom 3

2.53m x 3.32m (8' 4" x 10' 11")  
A good sized double room on the ground floor with space for storage units as well as having a good outlook onto the side garden

## Bedroom 1

3.55m x 3.69m (11' 8" x 12' 1")  
Large double bedroom with fitted wardrobes. Double aspect windows allowing for a lot of natural light.

## Lounge

4.02m x 7.03m (13' 2" x 23' 1")  
Very large room with access through to not only the kitchen but the dining room as well. A great space for hosting with a log burner

## Important Information

Tenure – Freehold.  
Services – We understand that an Air Source Heat Pump, mains electricity, mains water and mains drainage are connected to the property.  
Council tax band B.  
EPC rating E.

## Kitchen

4.12m x 3.39m (13' 6" x 11' 1")  
Modern fittings throughout with fitted white goods included in the sale. Has ample storage space as well

## Directions

Using a SatNav, please use IP14 5LX as the point of destination.

## Dining Room

4.12m x 2.83m (13' 6" x 9' 3")  
Gives access through to the garden and has a glass roof allowing for a lot of natural light to come through the room. Has two large fitted cupboards as well

## 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.

## Study

3.71m x 2.97m (12' 2" x 9' 9")  
Really good size for a study and can be used as a second living room or a games room

## 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.

## Bedroom 2

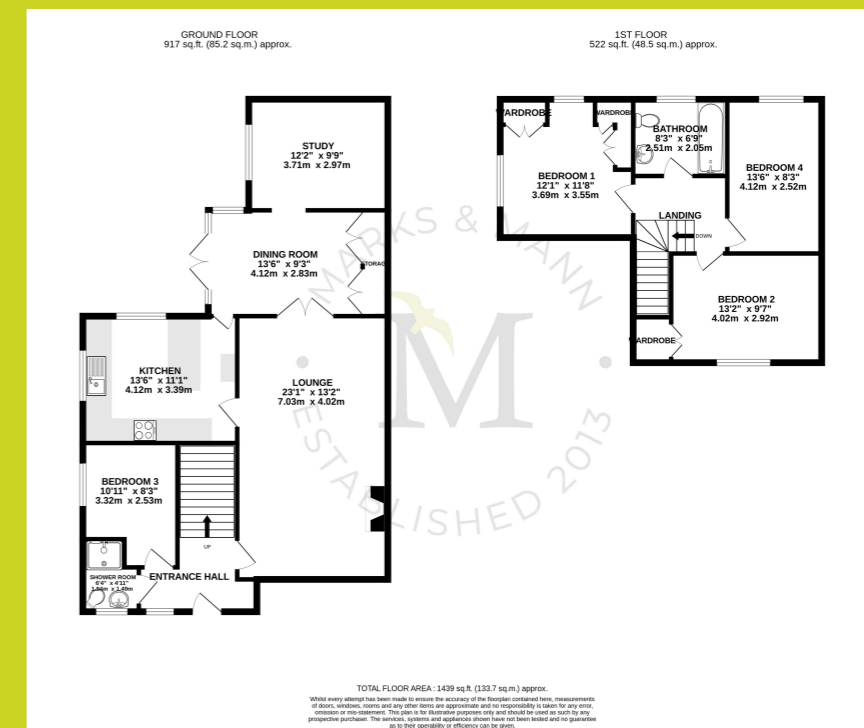
4.02m x 2.92m (13' 2" x 9' 7")  
Large double bedroom with a fitted wardrobe.

## 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.

## Bedroom 4

2.52m x 4.12m (8' 3" x 13' 6")  
Good size for a double bed even though it is currently laid out as a single. Accompanied by plenty of space to add storage units as well



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

