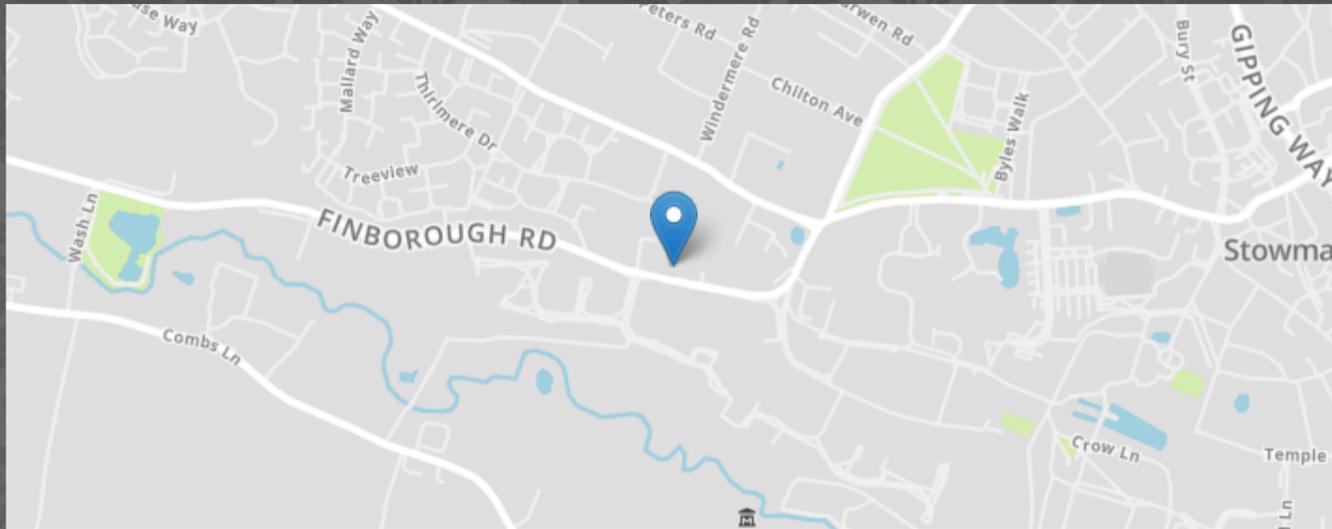


## Finborough Road, Stowmarket



- LARGE REAR GARDEN
- THREE DOUBLE BEDROOMS
- DEATCHED

- NO ONWARD CHAIN
- PREVIOUSLY EXTENDED
- CLOSE TO LOCAL AMENITIES AND SCHOOLS

# 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)

# MARKS & MANN



## Finborough Road, Stowmarket

Set in an elevated position on one of Stowmarket's most sought-after roads, this solidly built detached 3 / 4 bedroom family home, has come on the market for the first time in 68 years.

The house, built in 1913 on a 0.2-acre plot, retains many attractive period features. A single-story kitchen extension was added in 2008. The property, which has been well maintained, offers over 1300sq ft of flexible accommodation.

The large gardens are a particular attraction of this property. Currently laid mainly to lawn for easy maintenance, the rear garden features several mature fruit trees and provides a wonderful secure area for children and dogs to play. Keen gardeners in search of a project should note that the fertile loam soil once nurtured a highly productive vegetable plot and beautiful flower beds which were exhibited as part of The Suffolk Open Gardens Scheme.

Ideally located within easy walking distance of schools, shops, pubs, cafes, a park with a play area, a health centre, a sports and leisure centre and Stowmarket Inter-City Railway Station. Travel time to London Liverpool Street, 1 hour 11 minutes.

The property is vacant and available with no onward chain.

**£400,000 Guide Price**

# Finborough Road, Stowmarket

## Key Features

- Large gardens on 0.2 acre plot
- A spacious kitchen / family room with French doors opening onto the rear garden
- A lounge with an open fireplace
- A dining room connected to lounge and family kitchen
- A second reception room which could be used as a fourth bedroom or a flexible work from home space
- A downstairs wet room with a power shower and a bath
- Three, generous sized, double bedrooms and a family bathroom upstairs
- Well insulated, with modern Gas fired central heating and double-glazed windows throughout
- Parking in front of the property for three cars
- Opportunity (STP) to build above the single-story kitchen extension.

## GROUND FLOOR

### Entrance Hall

A well-proportioned entrance hall with access to all ground floor reception rooms and the downstairs bathroom. The area is currently carpeted but retains the original period black and white tiled flooring underneath. Understairs storage cupboard

### Lounge

3.32m x 4.41m (10' 11" x 14' 6")  
A reception room with a working fireplace. A large, double-glazed window provides excellent south facing light. An attractive wide archway (an original feature) connects the sitting room to the Dining Room.

### Dining Room

3.04m x 3.00m (10' 0" x 9' 10")  
A good sized Dining Room with access to the Kitchen / Family Room, Sitting Room and Entrance Hall.

### Kitchen/Family Room

7.18m x 2.68m (23' 7" x 8' 10")  
A very large fully fitted kitchen which was added as an extension in 2008. French doors access the rear garden. Plenty of storage and worktop space, double oven, gas hob with griddle and space for all white goods. Water softener. Tiled flooring and large double-glazed windows with views of the garden. Space for a family seating / breakfast area.

### Reception Room/Bedroom 4

3.36m x 4.05m (11' 0" x 13' 3")  
Reception room which could be used as a fourth bedroom or a flexible work from home space. The south facing double-glazed bay window provides excellent natural light and additional space.

### Bathroom

3.64m x 3.00m (11' 11" x 9' 10")  
A four-piece family bathroom suite / wet room that includes a separate Aquilisia digital power shower and full-length bathtub, wash basin and WC, storage cupboards. Tiled non-slip flooring and tiled walls.

## FIRST FLOOR

### Bathroom

2.64m x 1.13m (8' 8" x 3' 8")  
A family bathroom with a three-piece suite that includes a full-length bathtub and overhead shower, WC and wash basin. Frosted double glazed window.

### Bedroom 1

3.32m x 4.42m (10' 11" x 14' 6")  
A very large double bedroom with alcoves ideal for fitted wardrobes. Double glazed window.

### Bedroom 2

3.36m x 4.42m (11' 0" x 14' 6")  
A very large double bedroom with ample space to fit storage units as required. Dual aspect windows which are both double glazed, the window to the side being an attractive oriel window.

### Bedroom 3

3.04m x 3.07m (10' 0" x 10' 1")  
A good sized double bedroom with built-in wardrobe space. Large, double-glazed window overlooking the rear garden.

# Finborough Road, Stowmarket

## Important Information

- Tenure – Freehold.
- Services – we understand that mains gas, electricity, water and drainage are connected to the property.
- Council tax band D.
- EPC rating D.
- Our ref: JS.

## Directions

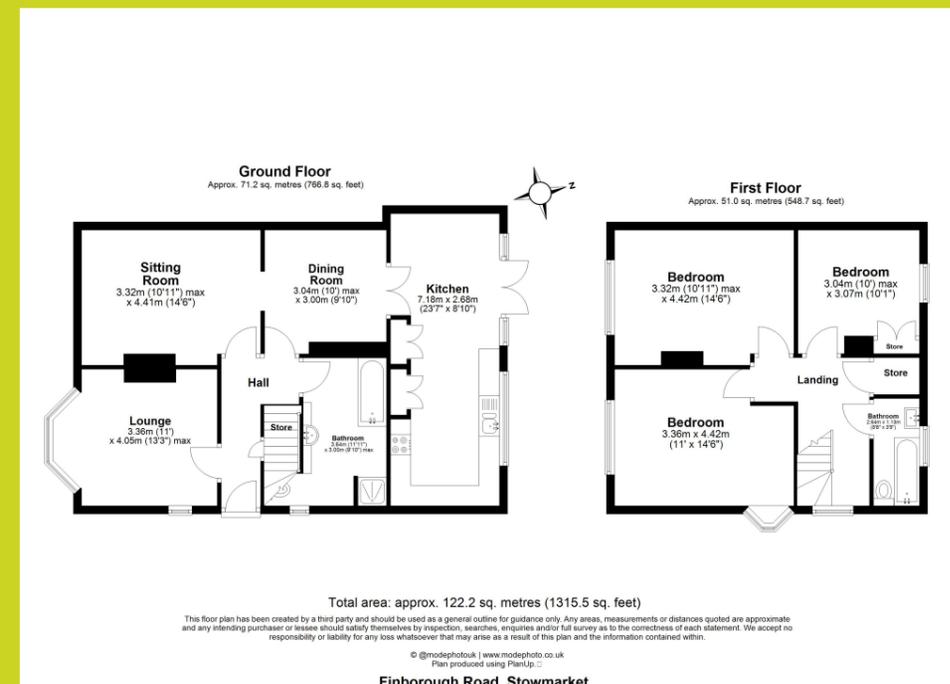
Using a SatNav, please use IP14 1PU as the point of destination.

## 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.

