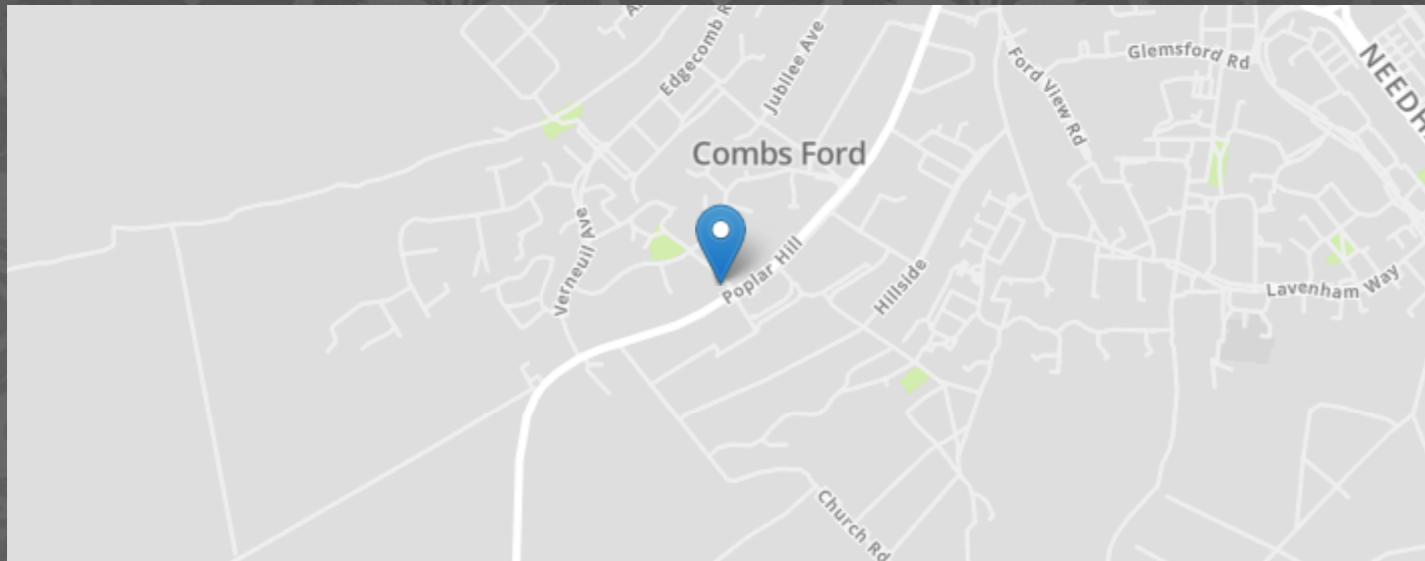


Poplar Hill, Stowmarket



- IMMACULATE CONDITION THROUGHOUT
- UTILITY / BOOT ROOM
- THREE BEDROOMS
- GARAGE & OFF ROAD PARKING

- MODERN KITCHEN / BREAKFAST ROOM
- GROUND FLOOR SHOWER ROOM & FIRST FLOOR FAMILY BATHROOM
- SIZEABLE REAR GARDEN
- GAS CENTRAL HEATING

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MARKS & MANN



Poplar Hill, Stowmarket

Offered for sale with NO ONWARD CHAIN, is this IMMACULATELY PRESENTED, SEMI-DETACHED HOME. Comprising of living/ dining room with dual aspect windows, modern kitchen/ breakfast room with integrated appliances, and a further utility area with built in storage and integrated washing machine. There is a shower room with W.C. to the ground floor, in addition to the first floor bathroom with free standing curved bath. The three bedrooms are all of a generous size and have been tastefully decorated. The property benefits from double glazed windows throughout, and gas central heating.

The property is on the edge of Combs Ford and has walks across the Suffolk Countryside on its doorstep, alongside being within walking distance to the amenities at Combs Ford such as the doctors surgery, pharmacy, Co-op and local pubs and eateries. The property is also situated on a popular bus route, providing transport for journeys further afield.

Early viewing is HIGHLY recommended to truly appreciate what this property has to offer.

£280,000

Poplar Hill, Stowmarket

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Hallway

Tiled floor. Stairs to first floor. Doors to:

Lounge

4.87m x 3.29m (16' 0" x 10' 10")
Double glazed window to front and rear. Open fireplace with granite hearth. Two radiators. Laminate floor. Built in cupboards and shelving unit.

Kitchen/ Breakfast Room

3.54m x 2.84m (11' 7" x 9' 4")
Double glazed window to side. Range of wall and floor mounted units and drawers. Oak work surface. Inset butler style sink with drainer and mixer tap over. Eye level Bosch oven. Built in Bosch combi microwave. Integrated fridge/freezer. Induction hob with canopy extractor hood over. Integrated AEG dishwasher. Vertical radiator. Tiled floor. Built in pull out bin cupboard. Door to under stairs pantry style cupboard with shelving and double glazed window to rear garden.

Utility Area

2.23m x 1.33m (7' 4" x 4' 4")
Double glazed window to rear garden. Part glazed door to side leading to rear garden. Tiled floor. Built in cupboards with integrated Neff washing machine. Spotlights. Vertical radiator.

Ground Floor Shower Room

1.91m x 1.85m (6' 3" x 6' 1")
Double glazed window to side. Shower cubicle. Tiled floor. Wall mounted basin. W.C. Spotlights. Radiator.

First Floor

Landing

Double glazed window to rear. Radiator. Loft hatch.

Bedroom One

2.59m x 2.51m (8' 6" x 8' 3")
Double glazed window to side. Open fireplace with tiled hearth. Built in cupboards. Radiator. TV Point.

Bedroom Two

3.15m x 2.44m (10' 4" x 8' 0")
Double glazed window to front. Built in cupboard. Radiator. TV Point.

Bedroom Three

2.79m x 2.33m (9' 2" x 7' 8")
Double glazed window to rear. Radiator. TV Point.

Bathroom

2.17m x 1.83m (7' 1" x 6' 0")
Double glazed windows to side and rear. Free standing curved bath. W.C. Two drawer unit with sink. Karndean flooring. Marble wall tiles. Radiator. Wall mounted mirror cupboard with shaver point.

Rear Garden

Mainly laid to lawn with patio area and gravel path. Fence surround with rear access gates. There is also an outside tap and external power point. Hard standing providing parking for two cars, along with access to further communal parking to the rear. Detached single garage with personal door and up and over door.

Disclaimer

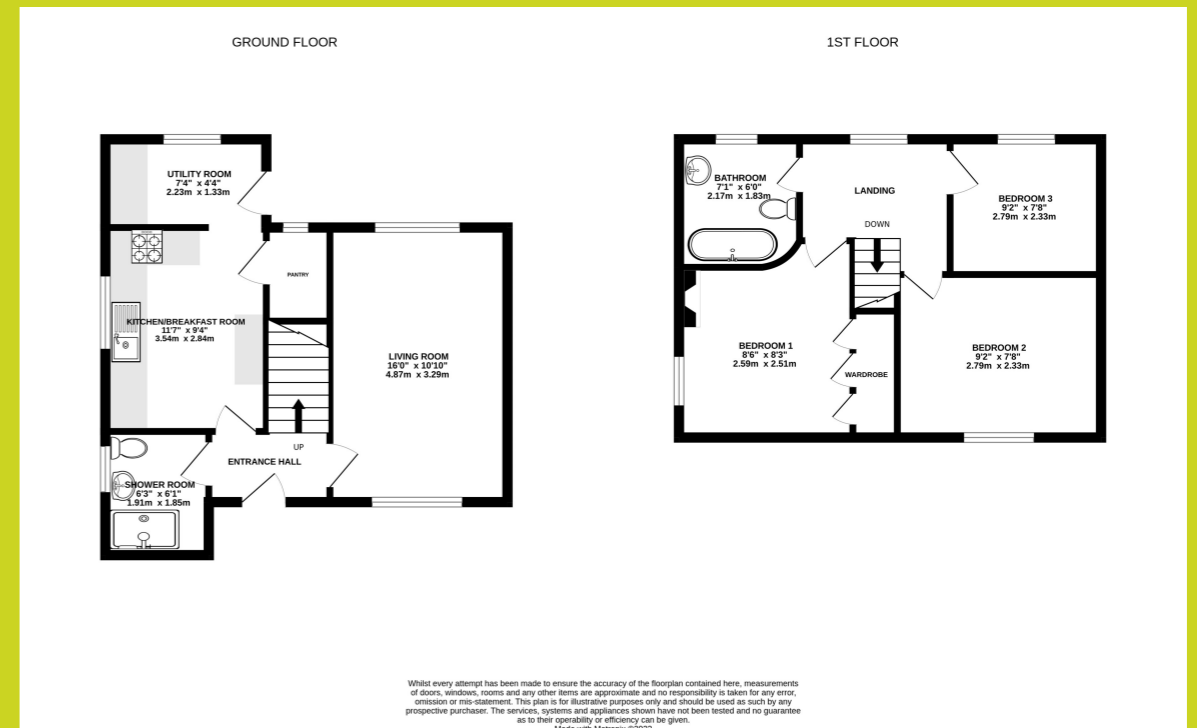
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Money Laundering Regulations

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.

Council tax band:

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



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

