

- NHBC WARRANTY REMAINING
- OUTBUILDING SUITABLE AS A HOME OFFICE/ BUSINESS ROOM WITH POWER CONNECTED
- LANDSCAPED GARDEN

- TWO ALLOCATED PARKING SPACES
- TWO DOUBLE BEDROOMS
- CLOSE TO AMENITIES

**MARKS & MANN**



## Drury Close, Onehouse, Stowmarket

Marks and Mann are pleased to present this wonderfully presented TWO BEDROOM Mid Terraced house, located in Stowmarket with TWO ALLOCATED parking spaces at the front of the property. The property has a downstairs cloakroom, good size kitchen, open plan lounge/diner, TWO DOUBLE bedrooms, main bathroom and an easily manageable and well landscaped rear garden. There are 6 years left on the NHBC.

**MARKS & MANN**

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**£245,000 Offers in Excess of**

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## WC

1.39m x 1.87m (4' 7" x 6' 2")

Downstairs cloakroom to include WC and wash basin. The cloakroom is located in the entrance area of the property and has modern decor, fitted flooring, radiator and extractor fan.

## Kitchen

2.83m x 3.07m (9' 3" x 10' 1")

The Kitchen comes with modern fitted flooring. The kitchen has floor and overhead units with integrated oven, gas hob top and overhead extractor fan. Space for washing machine, dishwasher and fridge/freezer. There is a large double glazed window to the front. Radiator.

## Lounge/Diner

5.08m x 4.55m (16' 8" x 14' 11")

Well presented living area, with large double glazed window to the rear. A very large space with room for a dining table and chairs as well. Neutral décor, skinned ceiling, fitted flooring and radiator. The lounge area also has a large storage cupboard. Gives access through to the rear garden.

## Bedroom 1

2.71m x 4.25m (8' 11" x 13' 11")

Spacious double bedroom with double glazed window. Potential to add fitted wardrobes. Fitted carpet and radiator.

## Bedroom 2

5.08m x 3.37m (16' 8" x 11' 1")

Unique layout with space for a king/queen sized double bed to the right side, and storage to the left. Fitted carpet, double glazed window overlooking the garden and radiator.

## Bathroom

2.36m x 2.88m (7' 9" x 9' 5")

Modern three piece suite to include bath with overhead shower, WC and wash basin. There is fitted flooring and featured large tiled walls throughout, extractor fan and radiator.

## Outside

### Front:

Two allocated parking spaces, pathway leading to the front entrance. Entrance includes canopy porch and front light.

### Rear:

An extended patio area, ideal for a seating area, underneath a Pergola with pathway leading to the 2.35mx3.01m outbuilding which has power and the ability to be turned into a home office. Festoon lights extend across the garden. Laid to lawn area. Fully enclosed, fence surrounding and rear side gate.

## 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

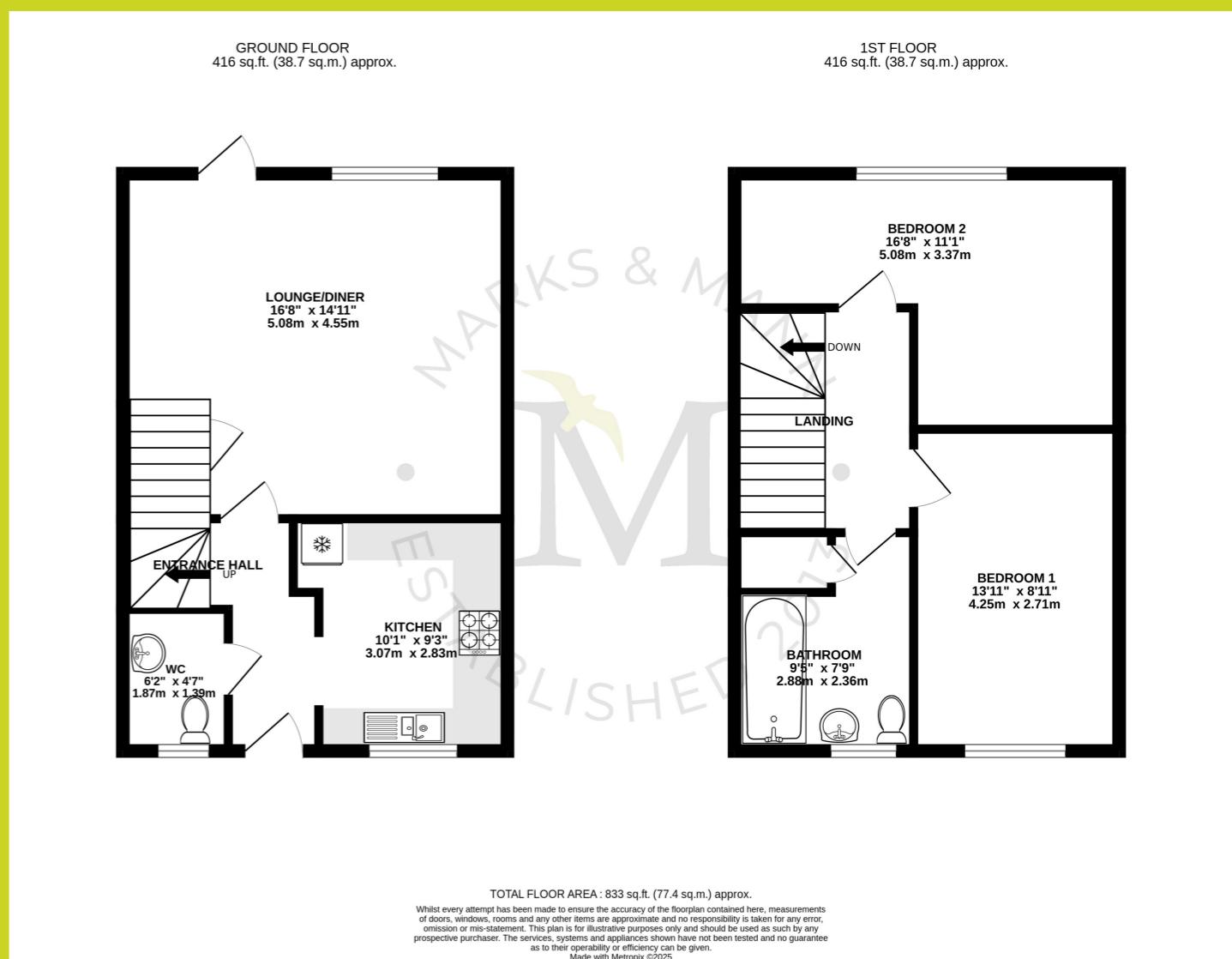
NHBC - 6 Years Remaining

## 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.

## 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	96	
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC