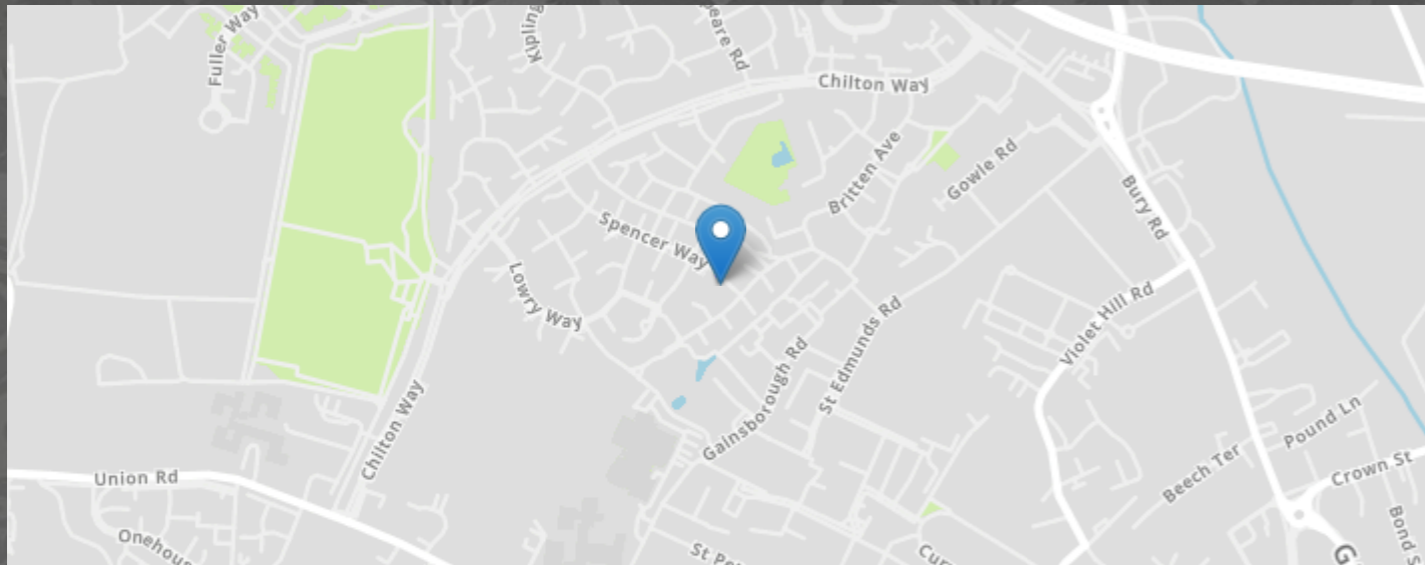


Spencer Way, Stowmarket



- LOUNGE
- DINING ROOM
- KITCHEN
- CONSERVATORY
- FAMILY BATHROOM
- OFF ROAD PARKING FOR 2/3 CARS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- EV CHARGING POINT

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MARKS & MANN



Spencer Way, Stowmarket

THREE BEDROOMED DETACHED HOUSE in Stowmarket. This property benefits from three bedrooms, a cloakroom, lounge, dining room, kitchen, conservatory, family bathroom, front and rear gardens, formally a garage now converted to Office and utility room, off road parking for up to three cars. This property is served by gas central heating via radiators and is double glazed throughout. EV charging point to the front, Fibre to premises broadband.

In the valuer's opinion the property is well presented and early viewing is highly recommended.

£310,000

Spencer Way, Stowmarket

Front Garden

EV charging point, Path leading to front door, Mostly laid to lawn. Tree, flowers and shrub, Side gate to rear garden, Entrance door to property.

Hallway

Stairs leading to first floor. Laminate flooring, Radiator. Doors leading to:

Cloakroom

Low level WC. Part tiled. Double glazed window to front. Laminate flooring, Radiator.

Lounge

13' 11" x 11' 9" (4.24m x 3.58m)
Double glazed window to front. Radiator. Archway leading to dining room. Coved and textured ceiling.

Dining Room

10' 6" x 8' 5" (3.19m x 2.57m) Patio doors to rear. Coved and textured ceiling, Radiator.

Kitchen

11' 10" x 8' 11" (3.61m x 2.71m) Double glazed window to side. Stainless steel sink unit and drainer with mixer tap, A range of wall and base fitted units with cupboards and drawers. Plumbing for washing machine. Built in dishwasher, Built in fridge, induction hob with extractor hood above,. Built in eye level oven with integrated microwave above. Laminate work surfaces with up stands. Spot lights. Tile flooring. Door to rear.

Conservatory

10' 4" x 10' (3.16m x 3.04m) Double glazed windows with double glazed French doors to side. Electric heater, Laminate flooring. Fitted blinds throughout with roof fan.

First Floor Landing

Loft access. Double glazed window to side. Airing cupboard.

Bedroom One

12' 9" x 9' 9" (3.88m x 2.96m)
Double glazed window to front. Radiator. Coved and textured ceiling.

Bedroom Two

10' 10" x 12' 3" (3.31m x 3.73m) Double glazed window to rear. Coved and textured ceiling, Radiator.

Bedroom Three

9' 10" x 8' 1" (2.99m x 2.46m) Double glazed window to front. Coved and textured ceiling. Radiator.

Family Bathroom

Double glazed window to rear. Radiator. Low level WC. Pedestal wash basin. Part tiled. Bath with shower above, Chrome heated towel rail, Spot lights, Extractor fan.

Rear Garden

Mostly laid to lawn, Shrubs and flowers, Shed 1.52m x 2.13m (5' 0" x 7' 0"), Patio area, Outside tap, Path leading to side gate, Raised beds.

Office / Utility Room

2.19m x 3.39m (7' 2" x 11' 1") Office double glazed window to front, Electric radiator, Spot lights, Laminate flooring,
1.57m x 2.24m (5' 2" x 7' 4") Utility Room double glazed window to rear, Spot lights, Space for Fridge/Freezer.

Disclaimer

In accordance with the Property Misdescriptions Act (1991) Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. All measurements and areas are approximate and these particulars do not constitute part or all of an offer or contract. These particulars have been prepared in good faith using information obtained from the seller so all information should be verified via a solicitor.

School Admissions

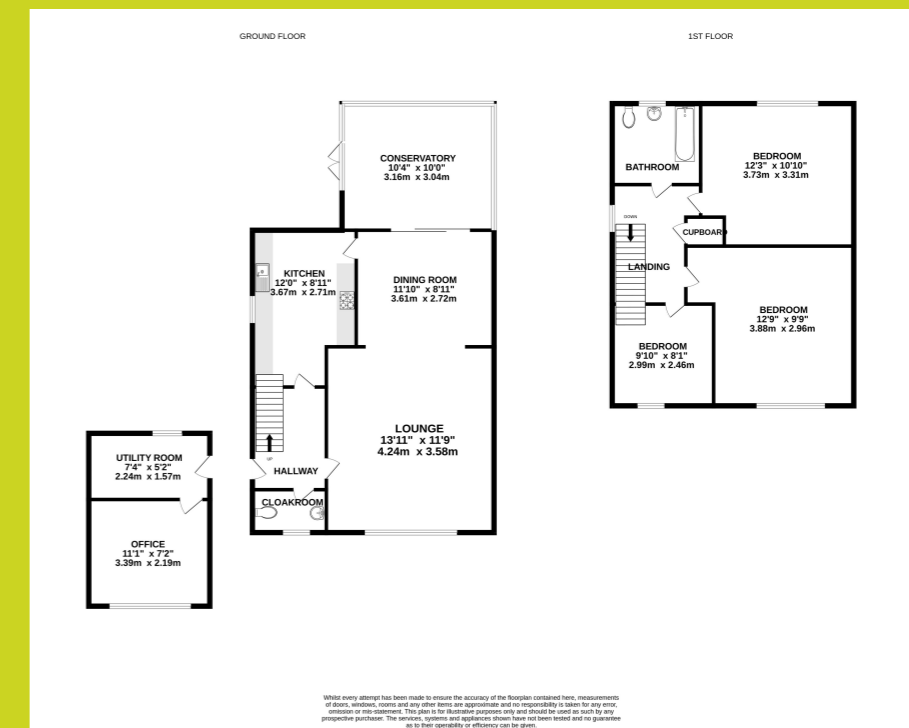
To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

Useful Information

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit : www.rightmove.co.uk/broadband-speed-in-my-area for this information.

Council Tax Band

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



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

