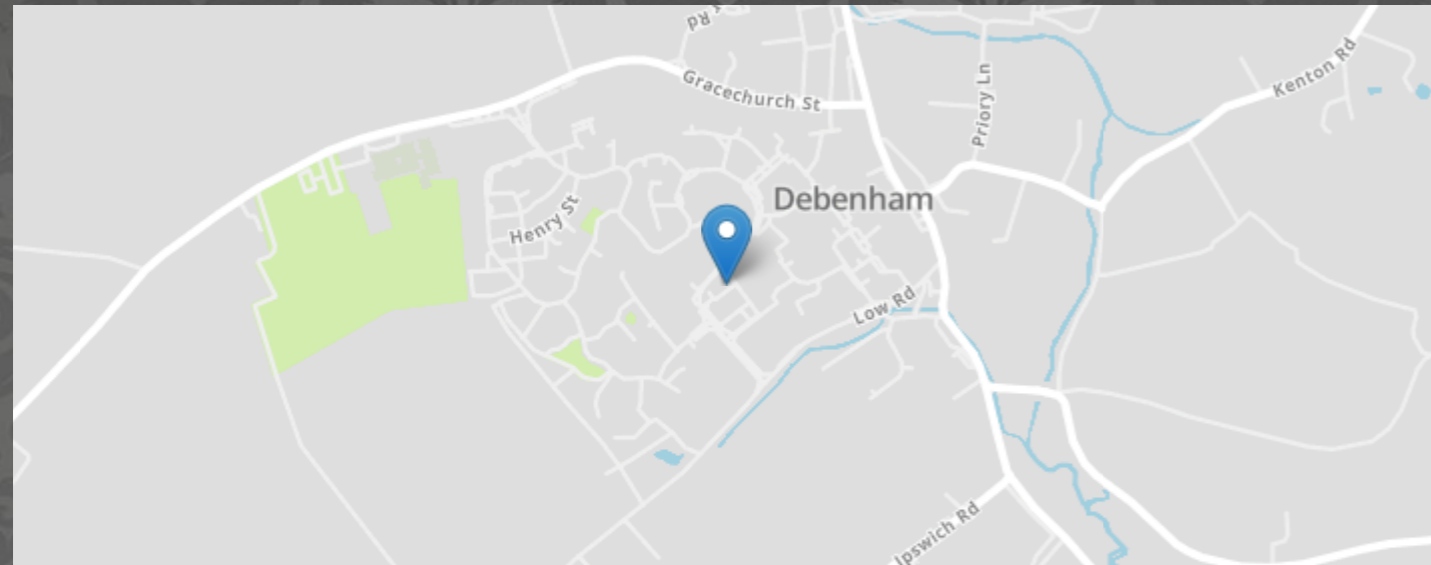


## Gardeners Road, Debenham, Stowmarket



- TWO DOUBLE BEDROOMS
- DINING ROOM
- VILLAGE LOCATION
- OFF STREET PARKING
- ENCLOSED REAR GARDEN

# MARKS & MANN



## Gardeners Road, Debenham, Stowmarket

Marks and Mann are proud to bring to market this two bedroom semi detached house in the desirable village of Debenham. Internally the property benefits from a spacious living room overlooking the garden, a good sized kitchen with side access and a front facing dining room/third bedroom. The first floor benefits from a bathroom with bath and shower over and two double bedrooms. Externally the property benefits from off road parking for multiple vehicles, a front garden, side access to the rear garden and a spacious rear garden.

The village of Debenham is highly sought after and offers a range of independent shops and businesses, restaurants and coffee shops, as well as an East of England Co-op store. The village is situated within the rolling fields of Suffolk and provides a wealth of footpaths in order to explore the Suffolk countryside.

**£290,000**

# 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)



## Gardeners Road, Debenham, Stowmarket

### Front

Laid to lawn with concrete drive.

### Entrance Hallway

Double glazed door to front, double glazed window to front, storage under stairs and utility cupboard, access to :

### Bedroom/Dining Room

3.1m x 2.7m (10' 2" x 8' 10")  
Double glazed window to front, radiator.

### Lounge

4.8m x 3.1m (15' 9" x 10' 2")  
Double glazed double doors to rear, storage, access to kitchen, radiator.

### Kitchen

2.9m x 2.1m (9' 6" x 6' 11")  
Double glazed window to rear, external door to side, tiled flooring, laminate worktops with cupboards above and below, stainless steel sink, electric oven with electric hob and extractor.

## First Floor

### Bathroom

2.5m x 1.6m (8' 2" x 5' 3")  
Double glazed window to side, floor mounted sink, floor mounted WC, bath with shower attachment, heated towel rail.

### Bedroom

3.29m x 3.13m (10' 10" x 10' 3")  
Double glazed window to front, radiator.

### Bedroom

3.13m x 2.18m (10' 3" x 7' 2")  
Double glazed window to rear, radiator.

### Rear Garden

Patio area adjacent to house, laid to lawn with small patio area to rear of garden.

### 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. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

### 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.

### 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.

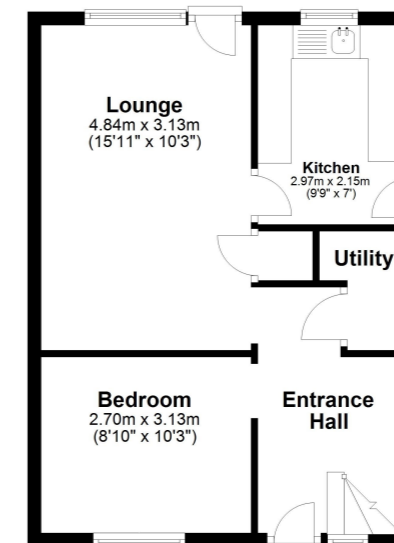
### Council Tax Band

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

## Gardeners Road, Debenham, Stowmarket

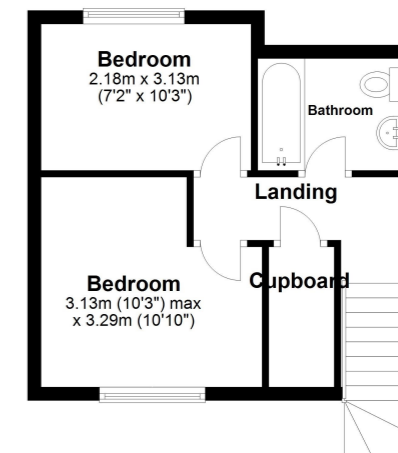
### Ground Floor

Approx. 40.9 sq. metres (439.8 sq. feet)



### First Floor

Approx. 27.9 sq. metres (300.1 sq. feet)



Total area: approx. 68.7 sq. metres (739.9 sq. feet)

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

