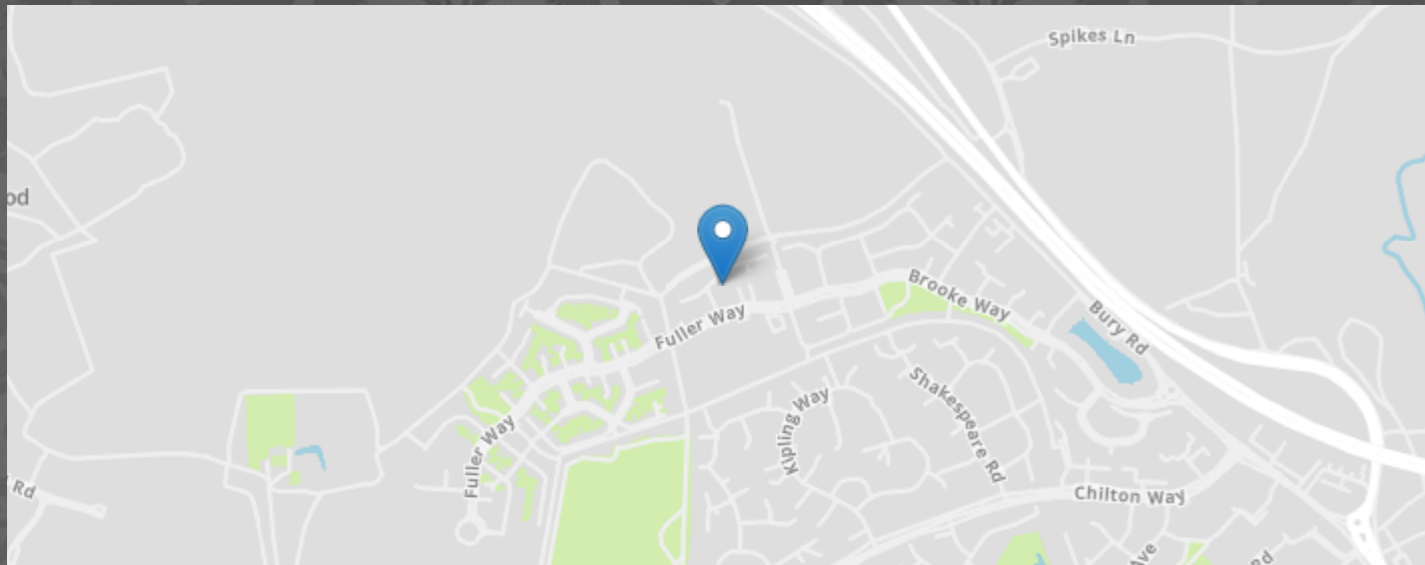


Read Close, Stowmarket



MARKS & MANN



- OPEN PLAN KITCHEN / DINER
- FIVE BEDROOMS
- GARAGE AND DRIVEWAY

- DETACHED
- MAIN BATHROOM, EN-SUITE, SHOWER ROOM AND WC
- MAIN BEDROOM WITH EN-SUITE AND WALK-IN WARDROBE



### Read Close, Stowmarket

Welcoming to the market this SPACIOUS FIVE BEDROOM DETACHED HOUSE, with a good size open plan kitchen/diner, spacious double bedrooms, well maintained front and rear garden, main bathroom, shower room, en-suite and WC, driveway and single garage. Located on a cul-de-sac, this property offers privacy and is only a short distance from Stowmarket town centre and a short drive to the A14.

MARKS & MANN

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**£425,000 Guide Price**

## Read Close, Stowmarket

### Lounge

3.61m x 4.60m (11' 10" x 15' 1") A good size reception area, large double glazed window overlooking the front of the property. There are carpets laid throughout.

### Kitchen/Diner

8.10m x 3.20m (26' 7" x 10' 6") A generously sized kitchen/diner. The kitchen has fitted floor and overhead units, the sink overlooks the rear garden. There is fitted flooring throughout and a good size open plan dining area with double French doors leading into the garden.

### WC

2.40m x 1.70m (7' 10" x 5' 7") Located on the ground floor, this is a good size WC, with plenty of storage, this room could also be used as a utility room if desired.

### Bathroom

2.10m x 1.70m (6' 11" x 5' 7") Located on the first floor, the bathroom is fitted with a three piece suite including bath with overhead shower, WC and wash basin.

### Primary Bedroom

3.30m x 3.40m (10' 10" x 11' 2") Double bedroom overlooking the front of the property, there are laid carpets throughout and neutral colour décor. This room has the benefit of having a generously sized walk in wardrobe and ensuite with large walk in shower, WC and wash basin.

### Bedroom Two

2.90m x 3.50m (9' 6" x 11' 6") Located on the first floor, a good size double bedroom with room for storage.

### Bedroom Three

2.90m x 3.50m (9' 6" x 11' 6") Located on the first floor, carpet throughout, currently laid out with bunk beds so would accommodate a single bed or small double.

### Bedroom Four

3.40m x 4.70m (11' 2" x 15' 5") Located on the second floor, this room has carpet and neutral décor. This will fit a double bed and storage.

### Bedroom Five

3.60m x 4.70m (11' 10" x 15' 5") A generously sized double bedroom with the opportunity to add fitted wardrobes.

### Shower Room

2.43m x 1.46m (8' 0" x 4' 9") Three piece suite including walk in shower, WC and wash basin. This shower room is located on the top floor.

### Outside

Front;  
Small laid to lawn areas with fencing, a pathway leading to the front entrance. There is a single garage and driveway to the right of the property and two guest spaces opposite the front entrance.

Rear;  
A small patio area and a good size laid to lawn area, there is a side entrance to the driveway and access into the garage.

### Important information

Tenure – Freehold.

Services – We understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band - E

EPC rating - B

### Directions

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

### 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.

## Read Close, Stowmarket



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		93
(81-91)	B	86	
(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	