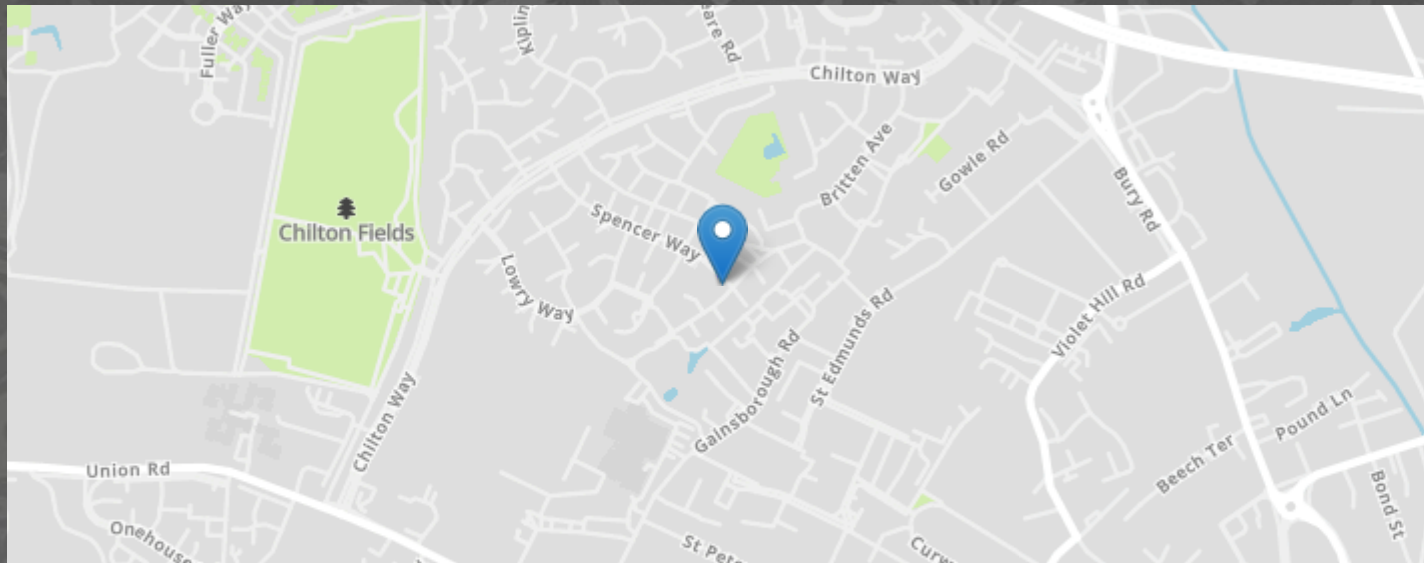


Spencer Way, Stowmarket



- BUILT IN WARDROBES IN MAIN BEDROOM AND BEDROOM 2
- DRIVEWAY AND SINGLE GARAGE
- OPEN PLAN LOUNGE / DINER
- EV CHARGING POINT
- LANDSCAPED FRONT AND REAR GARDENS
- VENDOR HAS FOUND ONWARD
- CUL DE SAC LOCATION
- LOFT HAS BEEN RE-INSULATED AND MAJORITY BOARDED

MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Spencer Way, Stowmarket

VENDOR HAS FOUND ONWARD

Welcoming to market this well presented THREE BEDROOM SEMI-DETACHED HOUSE with good size driveway and single garage with power, light and EV charging point. The property also benefits from front and rear garden and additional side garden. There are two double bedrooms and one single bedroom, large open plan reception/diner, fitted kitchen, ground floor cloakroom and main bathroom. The property sits on a cul-de-sac location in Stowmarket and is only a short distance away from the town centre, local amenities and Stowmarket Train Station.

£260,000 Guide Price

Spencer Way, Stowmarket

Ground Floor

WC

Ground floor cloak room to include WC and wash basin. Partly tiled above the wash basin. Fitted carpet. Double glazed frosted window. Radiator.

Reception/Diner

Spacious open plan reception/diner with fitted oak wood flooring. Large double glazed bay window. Under stairs storage cupboard. NEW double glazed patio doors. Neutral décor throughout. Two radiators.

Kitchen

Fitted kitchen with floor and overhead units. Integrated oven with gas hob top with overhead extractor fan. Fitted tiled flooring. Partly tiled walls. Stainless steel sink with stainless steel mixer tap. Double glazed window overlooking the well presented rear garden. Space for fridge/freezer, plumbing for washing machine or dishwasher. Double doors leading into the reception/diner area.

First Floor

Main Bedroom

Well presented double bedroom with neutral décor and feature wall. The bedroom benefits from built in wardrobes with Chester white bi-fold doors. Fitted carpet. Radiator. Double glazed windows overlooking the rear aspect.

Second Bedroom

Generously sized double bedroom with built in wardrobes and Chester white bi-fold doors. Fitted carpet. Neutral décor. Double glazed window to the front aspect. Radiator.

Third Bedroom

The current vendors have used this room as an office/hobby room, the bedroom would be ideal for a single bed and wardrobes or kept as an at home office. Fitted carpet. Neutral décor. Double glazed window to front aspect. Radiator.

Bathroom

Good size bathroom with three piece suite to include bath with overhead shower, WC and wash basin. Wood panelling to the side wall. Partly tiled walls. Fitted tiled flooring. Double glazed frosted window. Neutral décor and plenty of natural light.

Outside

Front;
Well presented front garden with patio and established shrubbery area. Porch area leading to the front entrance with NEW door. Good size driveway to the side of the property leading to the single garage. To the side of the driveway is a good size laid to lawn area which could offer the potential to increase the rear garden size or potential to add a second garage (STP).
Rear;
Well established rear garden with decking and patio area for seating. Large laid to lawn area. Access to the garage from the side. Fully enclosed.

Important information

Tenure – Freehold.
Services – We understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band - C
EPC rating - C

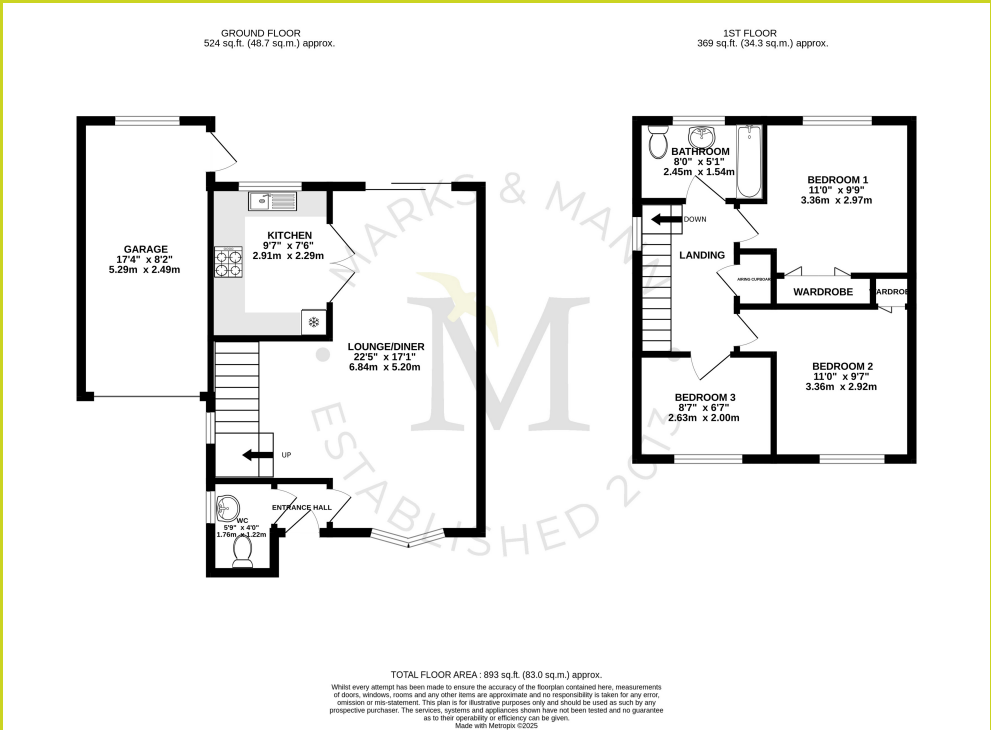
Disclaimer

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.

Spencer Way, Stowmarket



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

