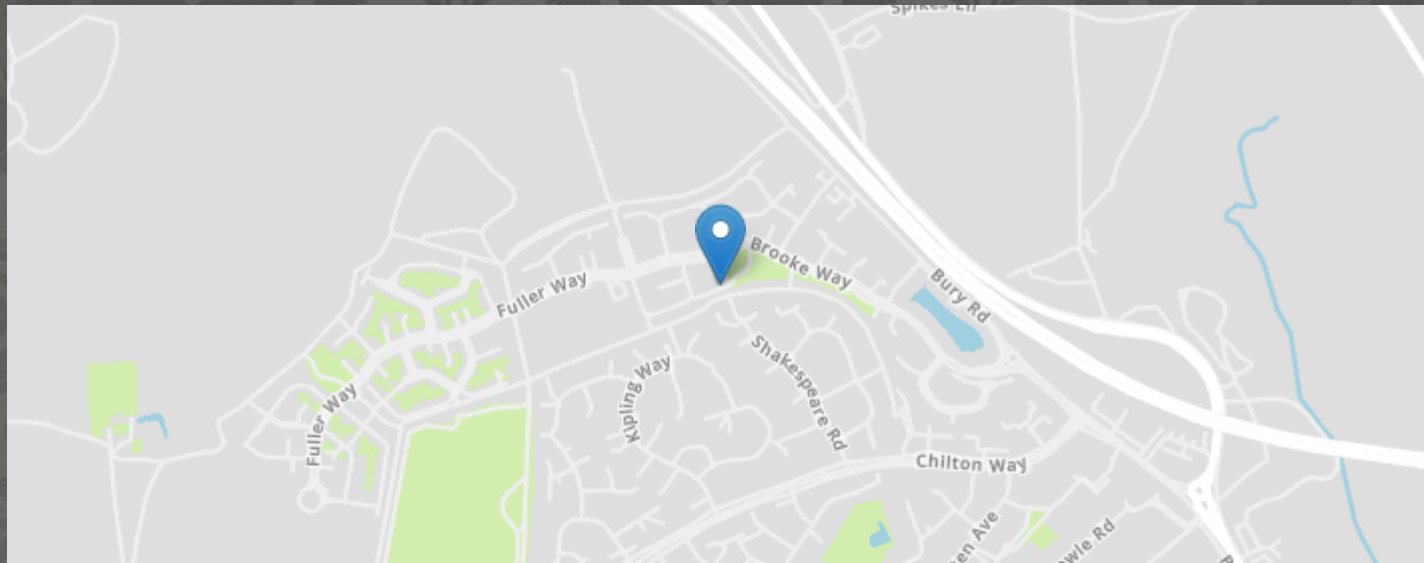


## Brooke Way, Stowmarket



- NEW KITCHEN
- NEW BATHROOM
- NEW DECKING
- FITTED WARDROBES IN THREE BEDROOMS
- PRIVATE SHARED DRIVEWAY WITH TWO PARKING SPACES
- NEWLY DECORATED THROUGHOUT
- CONVERTED GARAGE FOR USE AS A STUDY & STORAGE
- LANDSCAPED FRONT GARDEN
- VENDOR HAS FOUND ONWARD

# MARKS & MANN

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# MARKS & MANN



## Brooke Way, Stowmarket

Welcoming to market this EXCEPTIONALLY well-presented FOUR BEDROOM TOWNHOUSE located in the Northfield View development within Stowmarket. This modern house offers three floors of spacious accommodation, with a large reception room, fitted kitchen, WC, two double bedrooms to the first floor, main bathroom, main shower room, two double bedrooms to the second floor and an en-suite to the main. This property comes with the benefit of having a converted garage offering an outdoor office which is fitted with electric, carpet and insulation. PRIVATE DRIVEWAY with TWO OFF ROAD PARKING SPACES located in front of the garage and to the side of the garage. Early viewing recommended to appreciate all the property has to offer.

**£325,000 Offers in Excess of**



Brooke Way, Stowmarket

Ground Floor

Entrance Hall

An inviting entrance hall which has amtico flooring and neutral décor. There is a good sized built in storage cupboard and wine rack feature under the stairs with additional space if needed. Radiator.

Kitchen / Breakfast Room

2.31m x 3.41m (7' 7" x 11' 2") NEW fitted kitchen with floor and overhead units, white quartz gloss worktops, farmhouse style ceramic sink and amtico flooring. NEW inset spotlights added. The kitchen has integrated appliances which include fridge/freezer, dishwasher, washing machine and oven. Gas hob top with angled cooker hood extractor fan. Stainless steel mixer tap with ADDED boiling water option. Double glazed window. Radiator. Inset spotlights. Made to measure blinds.

Reception Room

4.63m x 3.60m (15' 2" x 11' 10") Refreshed to a high standard with neutral décor, NEW light fittings and chrome plug sockets. Double French doors leading into the rear garden. Radiator. Amtico flooring. This room is currently being used as a dining/living area.

WC

Well presented ground floor cloakroom to include WC and wash basin. Featured wall and neutral décor. Inset spotlights. Radiator. Partly tiled wall above the wash basin. Fitted shelf.

First floor

Landing

Spacious landing with fitted carpet. Currently laid out as a seating area but has previously been used for an office area. Plenty of natural light flows through. Double glazed window. Radiator. Made to measure blinds.

Bedroom Three

4.63m x 3.40m (15' 2" x 11' 2") This bedroom is currently being used as a second reception area, the room is filled with natural light and has the benefit of a Juliette balcony. NEW panelling added to the feature wall, refreshed décor and fitted carpet. Radiator. NEW light fittings. Made to measure blinds.



Bathroom

2.22m x 1.90m (7' 3" x 6' 3") REFRESHED bathroom with three piece suite to include bath with handheld shower attachment, wash basin and WC. Modern fitted flooring. Radiator. Extractor fan.

Bedroom Four

2.22m x 2.80m (7' 3" x 9' 2") Good size first floor bedroom, currently being used as an office. NEWLY fitted wardrobes. Fitted carpet. Double glazed window overlooking the front of the property. Radiator. NEW light fitting. Made to measure blinds.

Second Floor

Main Bedroom

3.59m x 3.47m (11' 9" x 11' 5") Good size double bedroom with NEW fitted wardrobes. Double glazed window overlooking the rear garden. Fitted carpet. Radiator. This room offers high ceilings and has the benefit of having an en-suite. The en-suite has refreshed décor and is fitted with a three piece suite to include walk-in shower, WC and wash basin with fitted tiles above. Extractor fan. Made to measure blinds.

Shower Room

Three piece suite to include walk-in shower, WC and wash basin. Extractor fan. Radiator. NEW light fitting.

Bedroom Two

4.63m x 2.54m (15' 2" x 8' 4") Large double bedroom with fitted carpet. NEW fitted wardrobes. Very well presented with refreshed décor and new light fitting. Two double glazed windows overlooking the front of the property. Radiator. Made to measure blinds.

Garage

2.70m x 2.96m (8' 10" x 9' 9") This part of the garage offers ample storage, up and over door. Light and power.

2.70m x 2.22m (8' 10" x 7' 3") Converted office area with NEW fitted carpet, insulation, power and lighting. A fantastic outside room for multi-use.

Outside

Front; NEWLY landscaped front garden, outdoor lighting, pathway leading to the front entrance. Private shared driveway with TWO allocated parking spaces, one is located in front of the garage and the other is located to the side of the driveway.

Rear; Laid to lawn grass with NEWLY added decking area. Pathway leading round to the side of the outside office and driveway.

Important Information

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

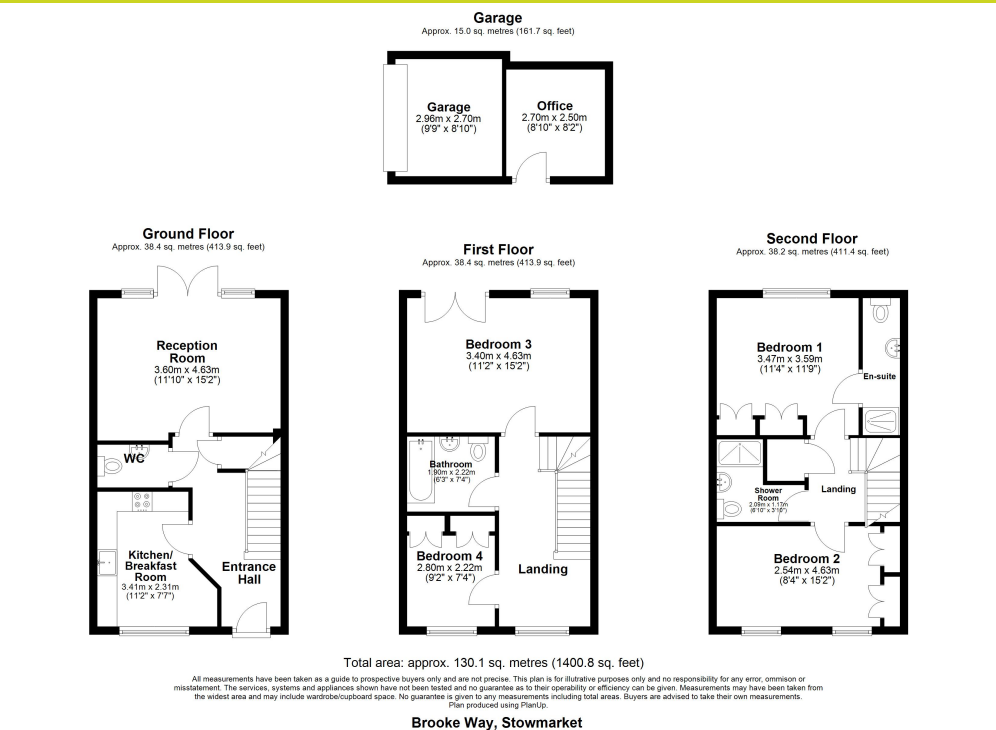
Brooke Way, Stowmarket

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.

