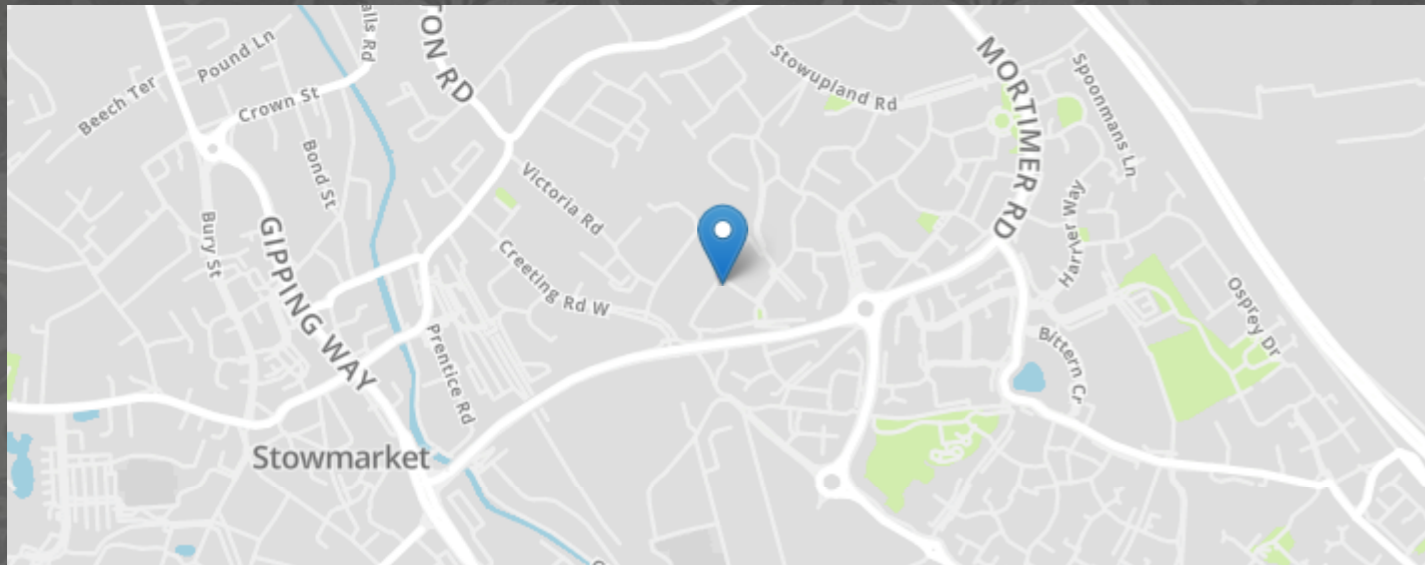


## Eagle Close, Stowmarket



- STUNNING SEMI-DETACHED HOME
- OPEN-PLAN KITCHEN/DINING ROOM
- DOWNSTAIRS CLOAKROOM AND UPSTAIRS FAMILY BATHROOM
- OFF ROAD PARKING
- IDEAL FOR INVESTORS, COMMUTERS AND FAMILIES ALIKE
- TWO DOUBLE BEDROOMS
- SEPARATE SITTING ROOM
- LANDSCAPED REAR GARDEN
- CLOSE TO TOWN CENTRE AND TRAIN STATION
- OUTSIDE GARDEN BAR

# MARKS & MANN

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# MARKS & MANN



## Eagle Close, Stowmarket

Marks and Mann are delighted to offer for sale this stunning semi-detached home with two double bedrooms, open-plan kitchen/dining room, ground floor cloakroom and upstairs family bathroom, landscaped rear garden, summerhouse and off road parking. Being located just a short distance from both Stowmarket town centre and the train station, this property is perfect for commuters, first-time buyers and families alike.

**£220,000 Offers in Excess of**

# Eagle Close, Stowmarket

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## Entrance hall

Skimmed ceiling, overhead lighting radiator and wood effect flooring.

## Cloakroom

Skimmed ceiling, overhead lighting, radiator and wood effect flooring.

## Sitting room

4.05m x 3.16m (13' 3" x 10' 4")  
Skimmed ceiling, spotlighting, front aspect UPVC double glazed window, radiator, under stair storage and carpeted flooring.

## Kitchen/dining room

4.18m x 3.00m (13' 9" x 9' 10")  
Skimmed ceiling, spotlighting, rear aspect UPVC double glazed windows and French doors, radiator and laminate flooring. Kitchen consists of a range of base and eye level units with integrated electric double oven, gas hob, extraction unit and sink-drainer and space for a fridge freezer, washing machine and dishwasher.

## First floor landing

Skimmed ceiling, overhead lighting, loft access hatch, radiator and carpeted flooring.

## Bedroom one

3.17m x 2.83m (10' 5" x 9' 3")  
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window, radiator, airing cupboard, fitted wardrobes and carpeted flooring.

## Bedroom two

4.18m x 2.12m (13' 9" x 6' 11")  
Skimmed ceiling, overhead lighting, two rear aspect UPVC double glazed windows, radiator and carpeted flooring.

## Family bathroom

1.96m x 1.94m (6' 5" x 6' 4")  
Three piece family bathroom with skimmed ceiling, spotlighting, heated towel rack and laminate flooring.

## The outside

Garden laid to lawn with patio area, decking, pergola, side access via garden gate, external tap and external power outlets on summerhouse fitted for hot tub use.

## Summerhouse

2.98m x 2.69m (9' 9" x 8' 10")  
Currently being used as a garden bar it has a skimmed ceiling, side aspect UPVC double glazed window, front aspect UPVC double glazed French doors, wood effect flooring, power outlets, lighting and a bar countertop with space for an under counter fridge.

## Important information

Tenure - Freehold.  
Services - we understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band B.  
EPC rating C.  
Our ref: SMD.

## Directions

Using a SatNav, please use IP14 5GY 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.

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.



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		
(81-91)	B		89
(69-80)	C	74	
(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	