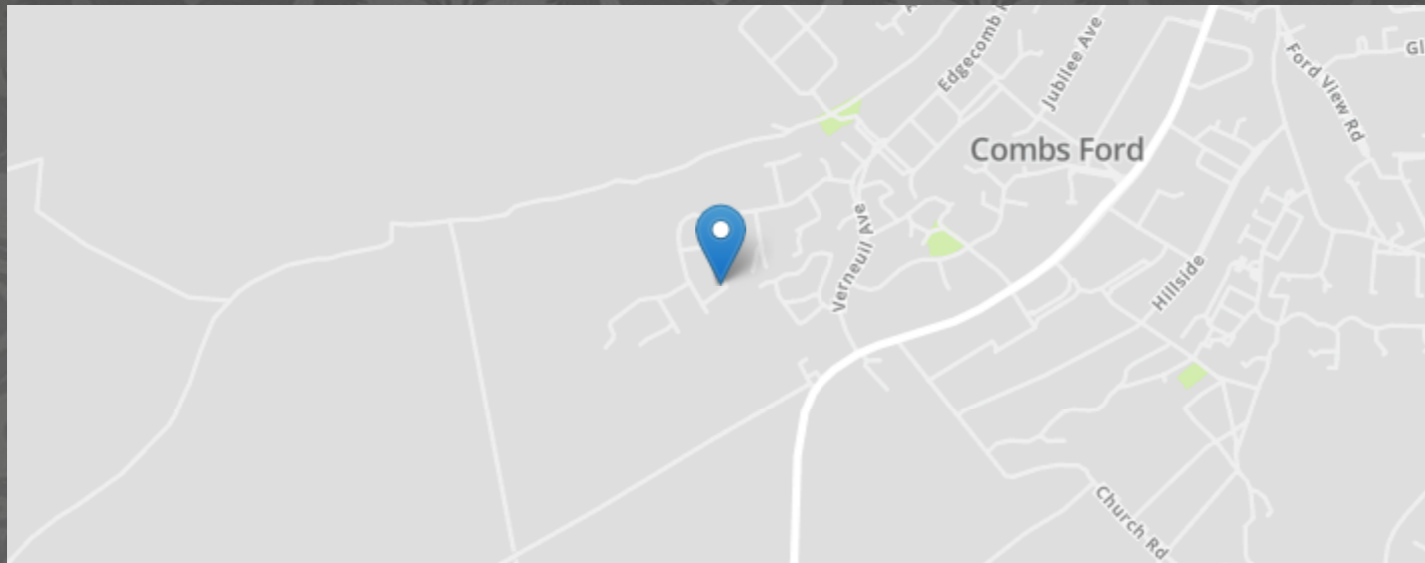


Wheel Wright Close, Stowmarket,



MARKS & MANN



- BATHROOM & SHOWER ROOM
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- BUNGALOW
- GARAGE
- MODERN

### Wheel Wright Close, Stowmarket,

Marks and Mann are proud to present this detached bungalow situated on the popular Edgecomb Park area of Stowmarket. Internally the property benefits from an entrance hallway, spacious lounge/diner, modern kitchen with built in appliances, two double bedrooms, one single bedroom, a bathroom and a separate shower room. The property benefits from gas central heating and is fully double glazed throughout. The rear garden is mostly laid to lawn with patio area. The property benefits from a double garage with off street parking for multiple vehicles to the front.

The bungalow is situated within walking distance to amenities in Combs Ford and local bus routes. Located towards the edge of the development the property has public footpaths right on its doorstep ready to explore the Suffolk countryside.

**£375,000**

MARKS & MANN

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## Wheel Wright Close, Stowmarket,

### Front

Front comprising gravel and various shrubs with steps leading to front door.

### Hallway

Including an airing cupboard and small storage cupboard, Radiator.

### Living Room

4.9m x 3.2m (16' 1" x 10' 6")  
Double glazed window to rear, Double glazed double doors leading to garden, dual radiators.

### Kitchen

3.4m x 2.7m (11' 2" x 8' 10")  
Double glazed window to front, door to side leading to garden, laminate flooring, laminate worktops with cupboards over and under, stainless steel sink, gas hob with extractor over, chest height double oven.

### Shower Room

1.8m x 1.8m (5' 11" x 5' 11")  
Double glazed window to front, wall mounted sink, floor mounted WC, shower cubicle, half tiled walls, tiled flooring, heated towel rail.

### Bedroom One

3.9m x 2.6m (12' 10" x 8' 6")  
Double glazed window to side, double fronted built in wardrobes, radiator.

### Bedroom Two

3.2m x 3m (10' 6" x 9' 10")  
Double glazed double doors to rear, radiator.

### Bedroom Three

2.8m x 2.7m (9' 2" x 8' 10")  
Double glazed window to side, double glazed window to front, radiator.

### Bathroom

2.7m x 2.1m (8' 10" x 6' 11")  
Double glazed window to front, bath with shower attachment, tiled flooring, wall mounted sink, floor mounted WC, heated towel rail.

### Garden

Laid to lawn with small patio area, access to double garage via rear door, west facing.

### Double Garage

Set back with two up and over doors, accessed also via rear door, electric within.

### Off Street Parking

Situated in front of garage, space for multiple vehicles.

### 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

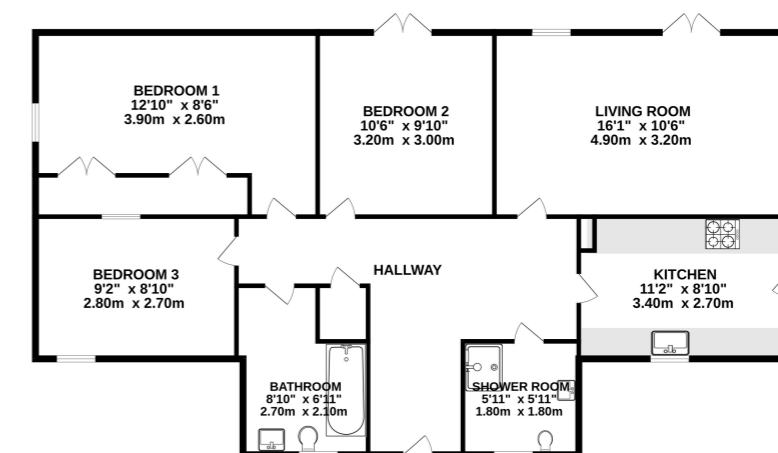
To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

### Council Tax Band

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

## Wheel Wright Close, Stowmarket,

### GROUND FLOOR 2051 sq.ft. (190.6 sq.m.) approx.



TOTAL FLOOR AREA: 2051 sq.ft. (190.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metageo 2023

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

