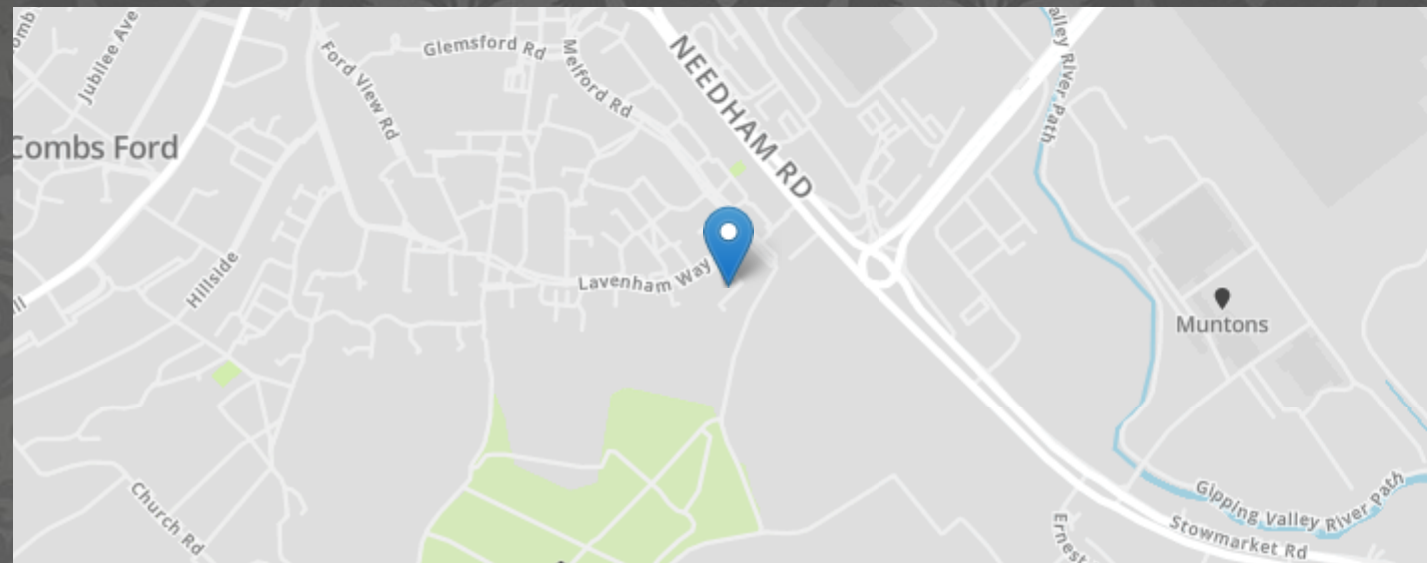


Shelley Close, Stowmarket



- CONSERVATORY
- TWO DOUBLE BEDROOMS
- BATHROOM AND CLOAKROOM
- CUL-DE-SAC LOCATION
- GARAGE AND DRIVEWAY
- VENDOR HAS FOUND ONWARD
- UTILITY AREA
- CLOSE TO LOCAL AMENITIES

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MARKS & MANN



Shelley Close, Stowmarket

VENDOR HAS FOUND ONWARD

Welcoming to market this spacious THREE BEDROOM DETACHED house, located on a Cul-De-Sac within Stowmarket. The property benefits having a GARAGE with electric roller door and DRIVEWAY for two cars. This house offers a generous downstairs accommodation with reception area and bay window, large kitchen, utility area, cloakroom and CONSERVATORY. The upstairs offers two double bedrooms and one single bedroom, family bathroom and storage. The garden is mostly laid to lawn but also offers patio for seating.

£300,000 Guide Price

Shelley Close, Stowmarket

Ground Floor

Reception

Modern reception area with large bay-window and laminate flooring. The reception area features modern décor and light fittings, with plenty of natural light flowing through. Feature fireplace. Radiator.

Cloakroom

Ground floor cloakroom with WC and wash basin. Extractor fan. Double glazed frosted window to the front.

Kitchen

Deceptively spacious kitchen with lino flooring and modern décor. Ample floor and overhead units for storage, granite style worktops with splash back tiles. Space for an American fridge/freezer, integrated oven with electric hob top and overhead extractor fan. Modern light fittings and made to measure blinds. Radiator. Double glazed window to the rear aspect.

Utility

Good size utility area with space and plumbing for washing machine and dryer. The area offers plenty of space for storage if desired. Door leading to garden. Door leading to the garage.

Conservatory

The conservatory is filled with natural light with dual aspect views of the garden. There is laminate flooring throughout and an overhead ceiling fan/light. Radiator.

First Floor

Bedroom One

Large double bedroom with laminate flooring and modern décor. There is a recess which is currently being used for wardrobe space but fitted wardrobes could be added if desired. Double glazed window to the front aspect. Radiator.

Bedroom Two

Double bedroom with neutral décor and laminate flooring. This bedroom has the benefit of fitted storage and drawers. Double glazed window to the rear aspect. Radiator.

Bedroom Three

The third bedroom offers space for a single bed and storage but would also make a great at home office or nursery. Cupboard above the stairs. Double glazed window to the front aspect. Radiator.

Bathroom

This family bathroom is fitted with a three piece suite to include bath with overhead shower, WC and wash basin. There is floor to ceiling tiles throughout and lino flooring. Double glazed frosted window to the rear aspect. Extractor fan. Radiator.

Outside

Front;
Well presented front garden with driveway for two cars, pebbles to one side and an established shrub/tree. Access to garage with electric roller door. Pathway leading to front entrance with outside light.
Rear;
Generous rear garden with good size patio area for seating, large laid to lawn area and established tree. 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 - TBC

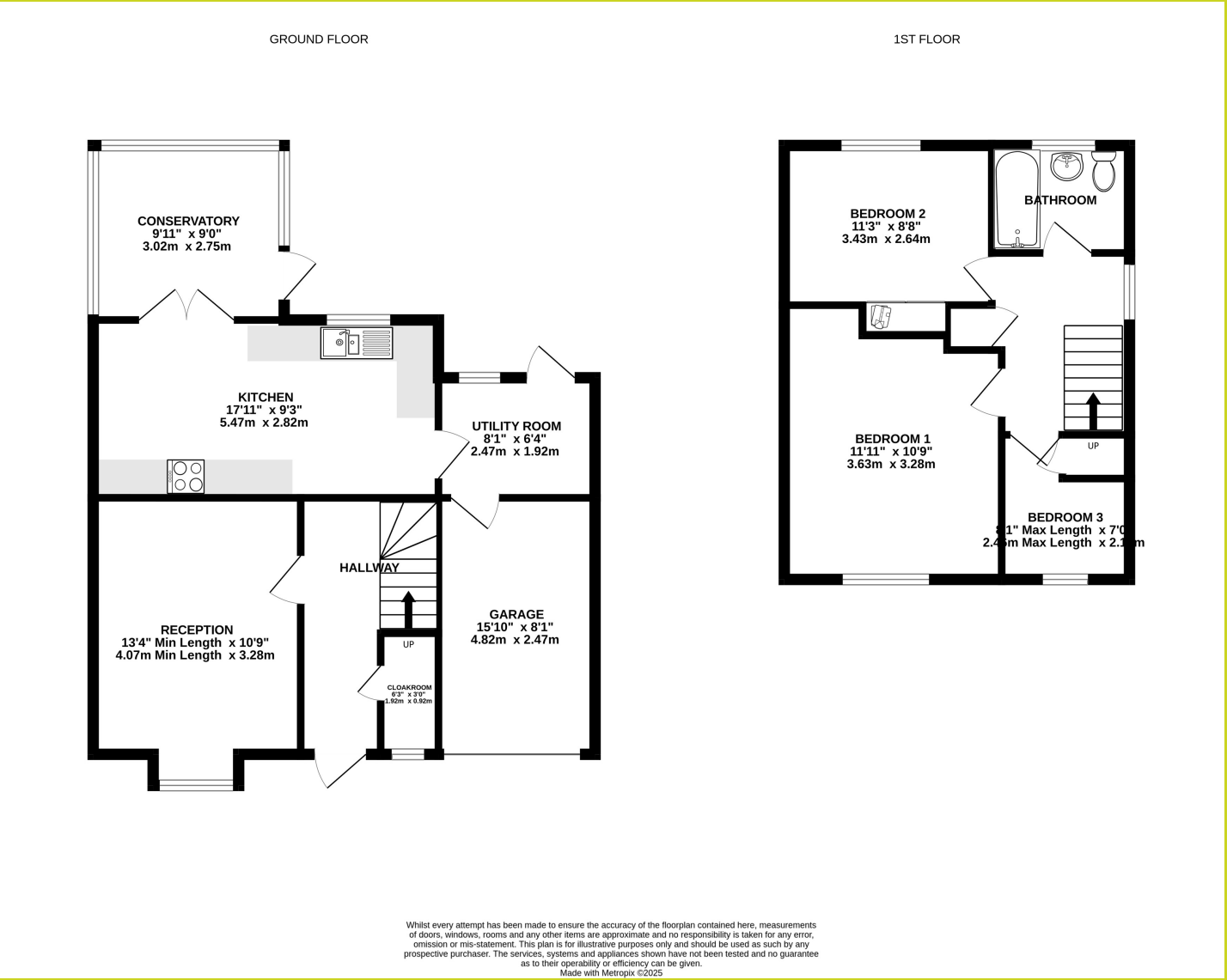
Disclaimer

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.

Shelley Close, Stowmarket



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

