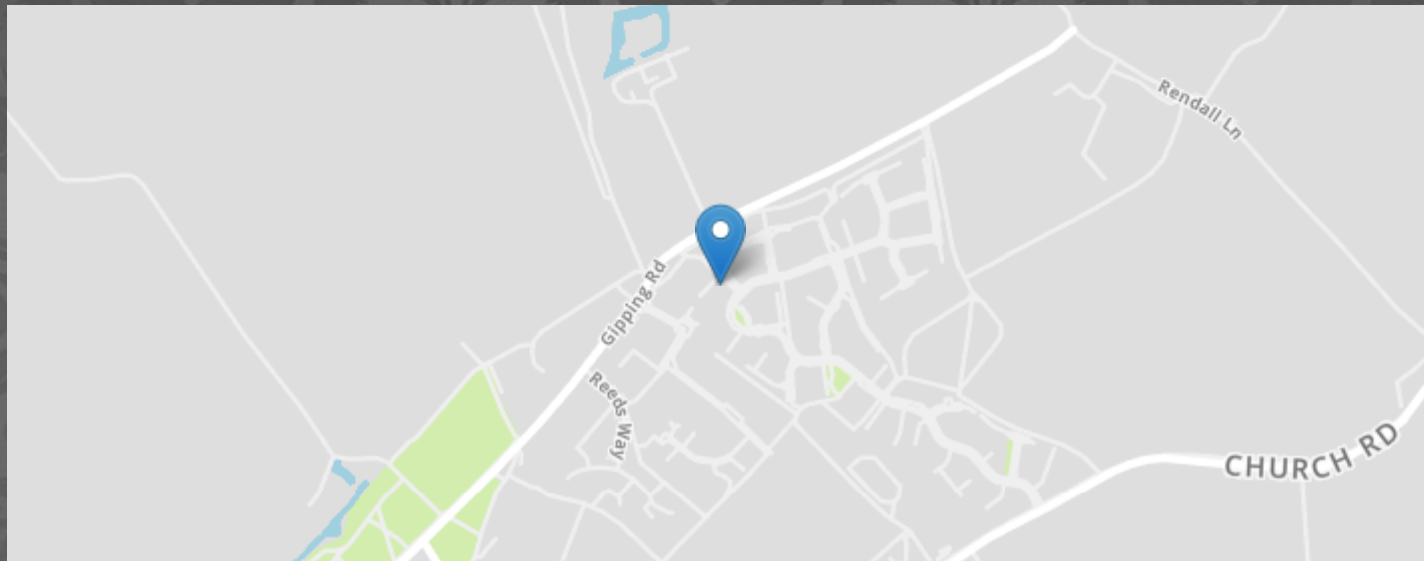


Cranesbill Way, Stowupland, Stowmarket



- BEAUTIFULLY LANDSCAPED REAR GARDEN
- BATHROOM & ADDITIONAL EN-SUITE SHOWER ROOM
- SUMMER HOUSE
- GARAGE AND DRIVEWAY
- PRIVATE AND ENCLOSED REAR GARDEN
- AMTICO SIGNATURE FLOORING
- BOSCH APPLIANCES
- CUL-DE-SAC LOCATION
- NHBC WARRANTY REMAINING

MARKS & MANN

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

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Cranesbill Way, Stowupland, Stowmarket

Marks and Mann are pleased to bring to market this EXCEPTIONALLY WELL PRESENTED THREE bedroom DETACHED bungalow nestled on a cul-de-sac within Stowupland. The property benefits from having NHBC warranties remaining and offers upgraded features throughout. The bungalow has beautifully landscaped front, side and rear gardens and has been showcased within 'The Great Garden Trail'. The property offers a spacious living accommodation with three double bedrooms with en-suite and fitted wardrobes to the main bedroom, large family bathroom, spacious lounge area, kitchen/diner and a large welcoming entrance hall with storage. There is a good size driveway and single garage which includes power and lighting. Early viewing recommended!

£425,000 Guide Price

Cranesbill Way, Stowupland, Stowmarket

Lounge

5.09m x 4.28m (16' 8" x 14' 1") Spacious living area with feature wall and modern décor. The current vendors have added a new hanging light fixture and made to measure curtains providing a more luxurious feel to the room. Amtico flooring throughout and double glazed windows with double French doors leading to the patio area. Two radiators.

Kitchen/Dining Room

3.11m x 4.44m (10' 2" x 14' 7") Modern kitchen with plenty of floor and overhead units with a matte cream finish and chrome handles. The kitchen features Bosch integrated appliances including double oven, fridge/freezer (60/40) and dishwasher. There is also an integrated AEG washing machine. The kitchen features an electric hob top with overhead extractor fan and inset black granite sink and drainer with stainless steel mixer tap. The dining area sits close to the large bay window, providing plenty of natural light. Inset spotlights throughout. Amtico flooring. Radiator. Double glazed window. Made to measure shutters.

Main Bedroom

3.80m x 4.43m (12' 6" x 14' 6") Very well presented and spacious main bedroom with luxury fitted carpet, modern decor and feature wall. There is a double glazed window to the rear aspect providing views of the rear garden. NEW light fittings and made to measure curtains. This bedroom has a double fitted sliding wardrobe with mirrors. The en-suite offers a double walk-in shower with full floor to ceiling tiles within, WC and vanity wash basin with splash tiles. Wall mounted mirrored storage unit. Upgraded tiled flooring,. Frosted double glazed window. Towel Radiator. Extractor fan.

Bedroom Two

3.09m x 3.68m (10' 2" x 12' 1") Spacious double bedroom with luxury fitted carpet and neutral décor. Double glazed window overlooking the front gardens and made to measure shutters. Modern light fitting. Radiator.

Bedroom Three

2.96m x 2.98m (9' 9" x 9' 9") The third bedroom would allow for a small double bed and wardrobes, the current vendors have it laid out as a dressing area but this would also provide a good at home office area or nursery if desired. There is luxury fitted carpet, neutral décor and modern light fittings. Double glazed window to the front aspect with made to measure shutters. Radiator.

Bathroom

2.78m x 2.10m (9' 1" x 6' 11") Well presented family bathroom with three piece suite to include bath with overhead shower, WC and wash basin. Wall mounted storage with mirrors. Full tiling surrounding the bath and half tiled walls. Fitted tile flooring. Frosted double glazed window. Towel radiator. Extractor fan.

Outside

Front;
Wonderfully presented with established shrubbery and flowers, the front gardens wrap to the left side of the bungalow offering a great curb side appeal. There is a two car driveway to the right side with a single garage offering power inside. Pathway leading to the front entrance offering shelter and lighting.

Rear;
One of the key features of this bungalow is the landscaped rear garden. There is a large extended patio area which offers ample seating if desired, the patio leads over to a cosier area with wooden slatted pergola. The laid to lawn area is easily maintained and offers diversity to the garden. Timber sleepers have been added to the rear side of the garden and the space has been filled with trees, shrubs and flowers. Panelling has been added behind. There is a small summer house to the right rear side offering an enclosed area to sit and enjoy the garden, the summer house sits on the extended patio and offers a walk way back to the rear property. The garden is fully enclosed and completely private.

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

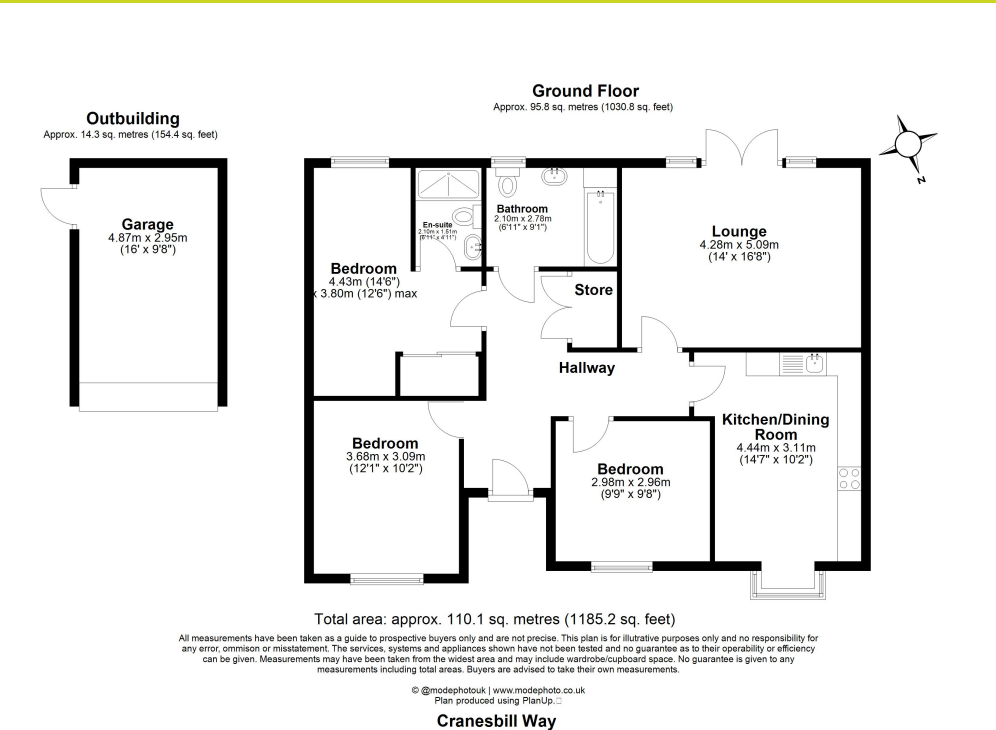
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Disclaimer

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.

