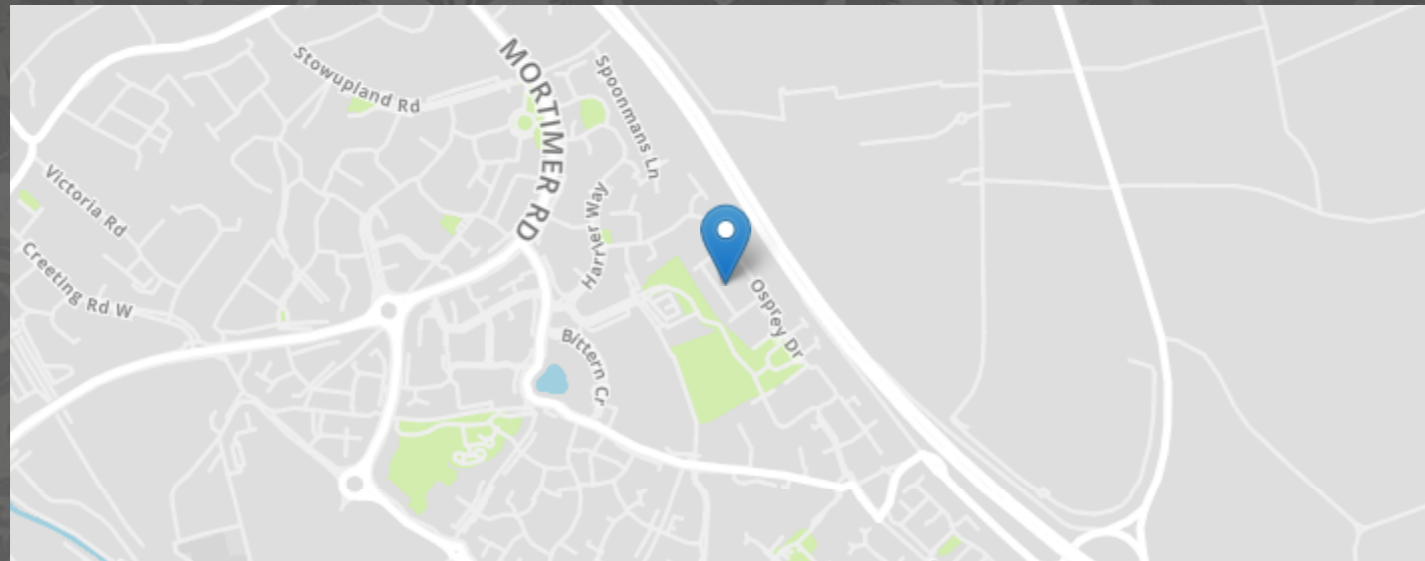


## Hedge Sparrow Road, Stowmarket



- SEMI DETACHED
- GARAGE & OFF ROAD PARKING
- JULIETTE BALCONY
- TOWN HOUSE
- EN SUITE & FAMILY BATHROOM
- EASY ACCESS TO A14 & STOWMARKET TOWN CENTRE

# MARKS & MANN

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contactstowmarket@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

# MARKS & MANN



## Hedge Sparrow Road, Stowmarket

Marks and Mann are pleased to bring to market this WELL PRESENTED FOUR/FIVE BEDROOM TOWNHOUSE with DRIVEWAY and GARAGE. The property offers three levels of spacious accommodation with Living/Dining kitchen and WC to the ground floor, one bedroom with an en-suite and the living room to the first floor and large main bedroom, two more good sized bedrooms and the family bathroom to the second floor. The property has a generously sized private enclosed rear garden. The Garage has been partially converted with a purpose built office at the rear. The location provides easy access to the A14, train station, local amenities and Stowmarket Town centre.

**£360,000 Guide Price**

## Hedge Sparrow Road, Stowmarket

### Ground Floor

#### Open Planned Lounge/Dining Kitchen

A large open space with two sets of double doors that have access into the garden. The kitchen itself has plenty of cupboard and wokrtop space as well as some intergrated appliances, these include a hob and gas oven as well as a dishwasher. There is hard flooring throughout and with a neutral yet well presented decor.

### First Floor

#### Sitting room/ Bedroom 5

4.61m x 3.32m (15' 1" x 10' 11")  
A ver generously sized living space with a wonderful modern finish. Two Juliette balcony's add a lovely touch. Hard wood flooring throughout and a stylish feature wall.

#### Bedroom 2

4.61m x 3.12m (15' 2" x 10' 3")  
A very good sized second bedroom with large amounts of fitted wardrobes and access into the En-Suite. The En-Suite itself is of a very high standard with a three piece suite consisting of a shower, wash basin and toilet. The bedroom has two windows allowing for a lot of light to enter the room

### Second Floor

#### Bedroom 3

2.45m x 2.77m (8' 0" x 9' 1")  
A double bedroom with a neutral decor and currently set up as a hobby room. More than enough space for storage units as well. Hard flooring throughout.

#### Bedroom 4

2.05m x 2.77m (6' 9" x 9' 1")  
A single/double bedroom currently laid out as an office. Hard flooring and a neutral decor. A good sized window over looking the garden.

#### Bathroom

A fresh and modern Bathroom with a three piece suite and overhead shower. Partially tiled walls and a good sized window.

#### Bedroom 1

4.66m x 2.87m (15' 3" x 9' 5")  
A very large stylishly presented Bedroom with hard wood flooring throughout. Mostly neautral decor with a feature wall. Has two windows giving the space a large amount of natural light.

#### 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 C.  
Our ref: JS.

#### Directions

Using a SatNav, please use IP14 5UY as the point of destination.

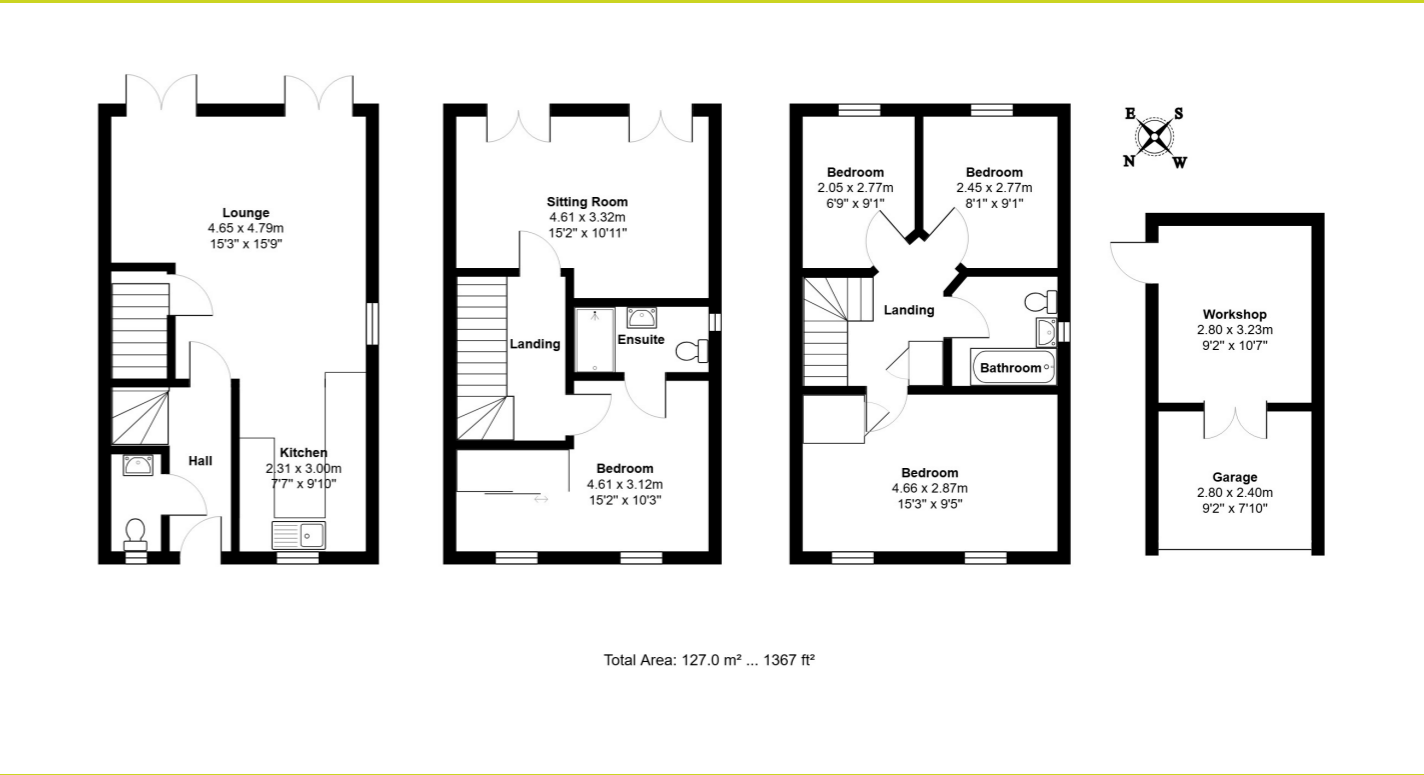
#### Disclaimer

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

#### 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.

## Hedge Sparrow Road, Stowmarket



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+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	80	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	