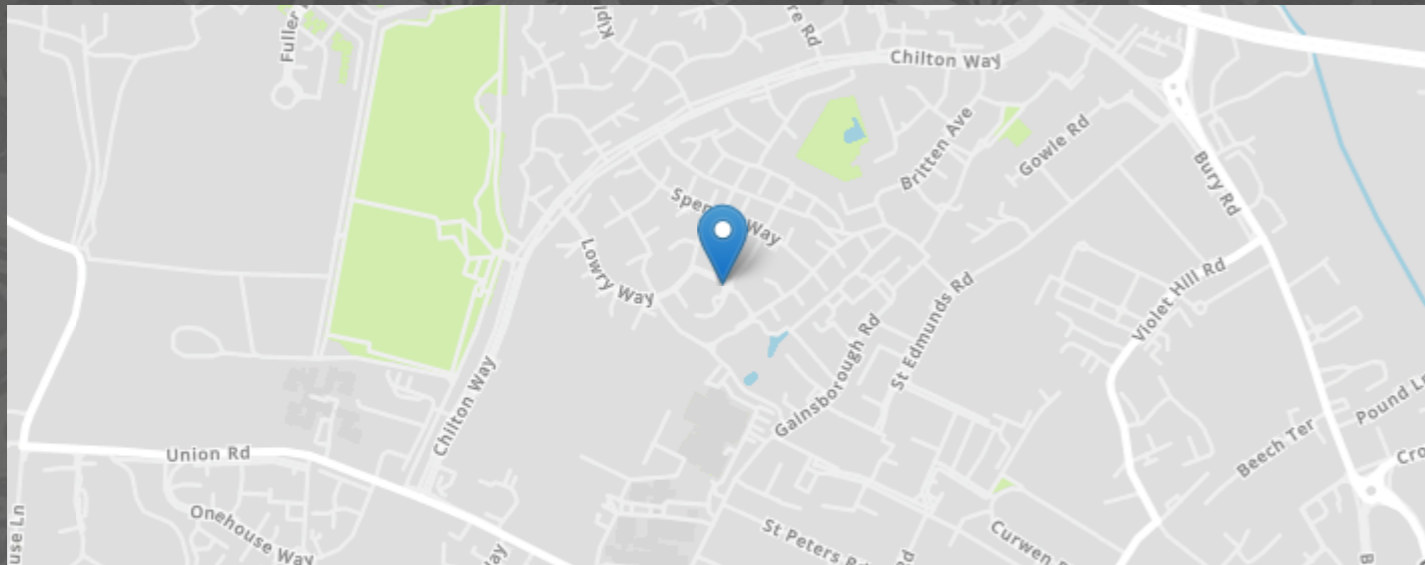


Turner Road, Stowmarket



MARKS & MANN



- OFF STREET PARKING FOR MULTIPLE VEHICLES
- EXTENDED KITCHEN/DINER
- SOUTH EAST FACING LANDSCAPED REAR GARDEN
- GROUND FLOOR W/C

- SEPARATE LOUNGE AND SITTING ROOM
- HOME OFFICE/BEDROOM 4
- DOUBLE GLAZED & GAS CENTRAL HEATED



Turner Road, Stowmarket

GUIDE PRICE £270,000-£280,000 MARKS AND MANN ARE PLEASED TO INTRODUCE THIS THREE BEDROOM SEMI-DETACHED PROPERTY. Boasting a landscaped South-East facing rear garden with decking, patio and lawn; off street parking for multiple cars; home office; separate lounge and sitting room and sizable, extended, open plan kitchen/diner with integrated appliances. EARLY VIEWING RECOMMENDED.

MARKS & MANN

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

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

£270,000 Guide Price

Turner Road, Stowmarket

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Porch

Plastered ceiling, overhead lighting and wood effect flooring.

Hallway

Plastered ceiling, overhead lighting, carpeted stairs leading to first floor, under-stair storage cupboard, side aspect UPVC double glazed window and carpeted flooring.

Cloakroom

plastered ceiling, overhead lighting, side aspect UPVC double glazed obscured window and wood effect flooring.

Lounge

3.50m x 3.20m (11' 6" x 10' 6")
Plastered ceiling, overhead lighting, front aspect UPVC double glazed bay window, radiator, electric fireplace and carpeted flooring.

Dining Area

3.15m x 2.95m (10' 4" x 9' 8")
Skimmed ceiling, overhead lighting, radiator and laminate flooring.

Kitchen

5.83m x 2.47m (19' 2" x 8' 1")
Extended kitchen with skimmed ceiling, overhead lighting, half vaulted ceiling with skylight, rear aspect UPVC double glazed window and laminate flooring. Kitchen consists of integrated washing machine, dishwasher, sink-drainer, gas hob and double oven with space for a fridge freezer.

Sitting Room

2.58m x 2.52m (8' 6" x 8' 3")
Skimmed vaulted ceiling, skylight, rear aspect UPVC double glazed French doors, radiator, wall lighting and carpeted flooring.

Office

3.48m x 2.39m (11' 5" x 7' 10")
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed back door and side panel window, radiator and carpeted flooring.

Storage

2.52m x 1.55m (8' 3" x 5' 1")
front section of the converted garage, has electricity and an up-and-over garage door.

Landing

Plastered ceiling, overhead lighting, loft access hatch, side aspect UPVC double glazed widow, airing cupboard and carpeted flooring.

Bedroom One

3.67m x 2.87m (12' 0" x 9' 5")
Plastered ceiling, overhead lighting, rear aspect UPVC double glazed window, radiator, fitted wardrobes and wood effect flooring.

Bedroom Two

2.94m x 2.66m (9' 8" x 8' 9")
Plastered ceiling, overhead lighting, front aspect UPVC double glazed window, radiator and carpeted flooring.

Bedroom Three

2.63m x 2.12m (8' 8" x 6' 11")
Plastered ceiling, overhead lighting, front aspect UPVC double glazed window, radiator and carpeted flooring.

Bathroom

2.40m x 1.52m (7' 10" x 5' 0")
Three piece bathroom with plastered ceiling, overhead lighting, rear aspect UPVC double glazed obscured window, heated towel rack and laminate flooring.

Rear Garden

South-East facing rear garden with a decked area and patioed area with the rest laid to lawn. Shed to remain and both an external tap and external plug points.

Disclaimer

In accordance with the Property Misdescriptions Act (1991) 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.

School Admissions

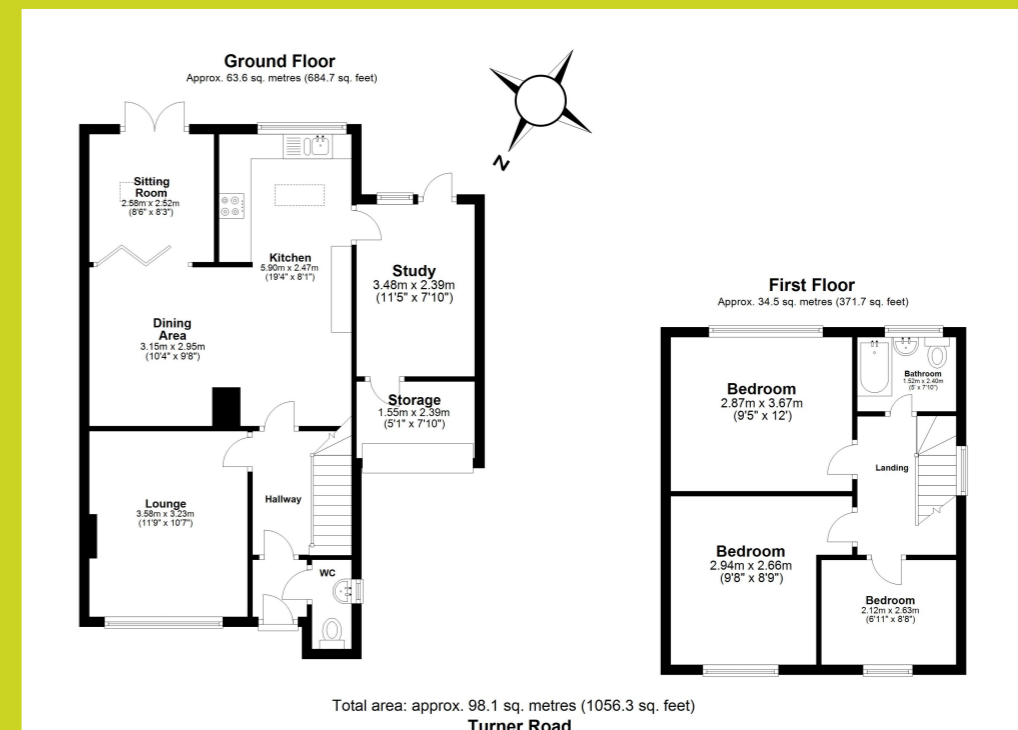
To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

Useful Information

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit : www.rightmove.co.uk/broadband-speed-in-my-area for this information.

Council Tax Band

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



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		83
(69-80)	C	71	
(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	