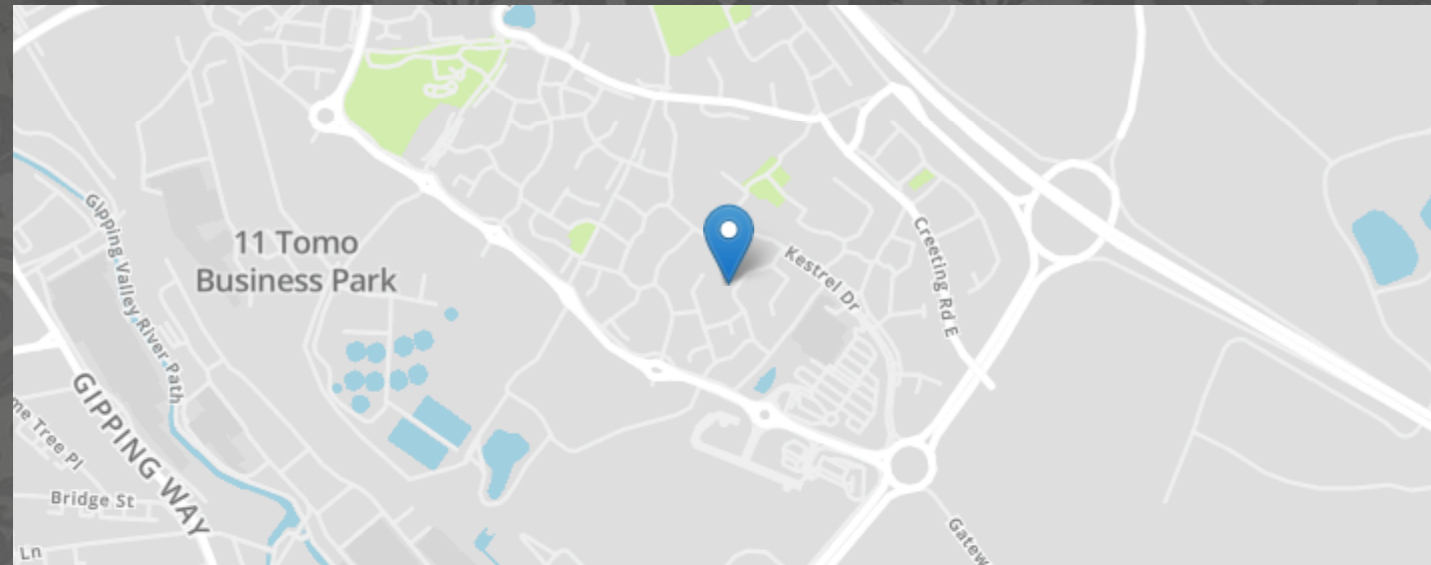


## Nightingale Close, Stowmarket



- HEAVILY EXTENDED SEMI DETACHED HOUSE
- CLOSE TO STOWMARKET TRAIN STATION
- LARGE UTILITY ROOM
- CLOAKROOM & ENSUITE BATHROOM
- THREE DOUBLE BEDROOMS & ONE SINGLE

- WALKING DISTANCE TO TESCO SUPERSTORE
- EASY ACCESS TO A14/A12
- FAMILY ROOM OFF KITCHEN
- OFF ROAD PARKING FOR 4 CARS
- STOWUPLAND HIGH SCHOOL & CEDARS PRIMARY CATCHMENTS

# MARKS & MANN

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# MARKS & MANN



## Nightingale Close, Stowmarket

Situated in a quiet cul-de-sac on the popular Cedar's Park development is this EXTENDED, four bedroom family home. The property has been tastefully extended and boasts an impressive kitchen with built in appliances, a separate utility room, cloakroom and multiple reception rooms. To the first floor there are four bedrooms, a family bathroom and ensuite to the main bedroom. The rear garden is mainly laid to lawn with a patio area. To the front of the property is a private driveway offering off road parking for multiple vehicles.

The property is located within the Cedars Primary School and Stowupland High School catchment areas, and within walking distance to local amenities. Due to its close proximity to the A14/A12 trunk roads and Stowmarket Railway Station with mainline links to London Liverpool Street and Cambridge, this property makes the ideal home for commuters and families alike.

The property benefits further from gas central heating and double glazed windows and doors.

**£350,000 Offers in Region of**

# Nightingale Close, Stowmarket

# Nightingale Close, Stowmarket

## Front Aspect

To the front of the property there is a driveway providing off road parking for up to four cars.

## Front Porch

Entrance door to side. Double glazed windows to front and side. Tiled floor.

## Inner Hallway

Additional double glazed entrance door to front. Wooden floor. Stairs to first floor. Under stairs cupboard. Radiator.

## Lounge

4.58m x 3.25m (15' 0" x 10' 8")  
Double glazed window to front. Two radiators. Coving.

## Cloakroom

Low level WC. Pedestal wash basin. Radiator. Double glazed window to side. Tiled floor. Tiled Splashbacks.

## Kitchen

5.07m x 3.13m (16' 8" x 10' 3")  
Range of floor and wall mounted units. Matching kitchen island with integrated four ring induction hob. Extractor hood. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Integrated waist height double oven. Integrated dishwasher. Space for American style fridge/freezer. Tiled floor. Tiled splashbacks. Spotlights. Coving. Radiator. Two archways to dining room and large opening to family room.

## Family Room

4.84m x 2.30m (15' 11" x 7' 7")  
Double glazed window to front. Tiled floor to match kitchen. Radiator. Coving. Meter cupboard.

## Dining Room

5.07m x 2.67m (16' 8" x 8' 9")  
Double glazed window to rear. French doors to rear opening onto patio. Wooden floor. Spot lighting. Two radiators. Coving.

## Utility Room

2.67m x 2.21m (8' 9" x 7' 3")  
Door to rear garden. Range of wall and floor mounted units. Space for washing machine. Space for under counter fridge. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Tiled floor. Radiator. Coving.

## First Floor

### Bedroom One

3.27m x 3.08m (10' 9" x 10' 1")  
Double glazed window to front. Built in triple wardrobe. Radiator.

### Ensuite

Shower. Low level WC. Double glazed window to side. Pedestal wash basin. Chrome heated towel rail. Fully tiled.

### Bedroom Two

4.99m x 2.36m (16' 4" x 7' 9")  
Double glazed window to front. Radiator. Loft access.

### Bedroom Three

2.97m x 2.94m (9' 9" x 9' 8")  
Double glazed window to rear. Radiator.

### Bedroom Four

2.16m x 1.96m (7' 1" x 6' 5")  
Double glazed window to rear. Radiator.

### Family Bathroom

Bath. Low level WC. Pedestal wash basin. Spot lighting. Part tiled walls. Radiator.

### Rear Garden

Raised lawn. Large shed. Patio area. Outside tap.

### Parking

There is off road parking for up to four cars.

## 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. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

## Money Laundering Regulations

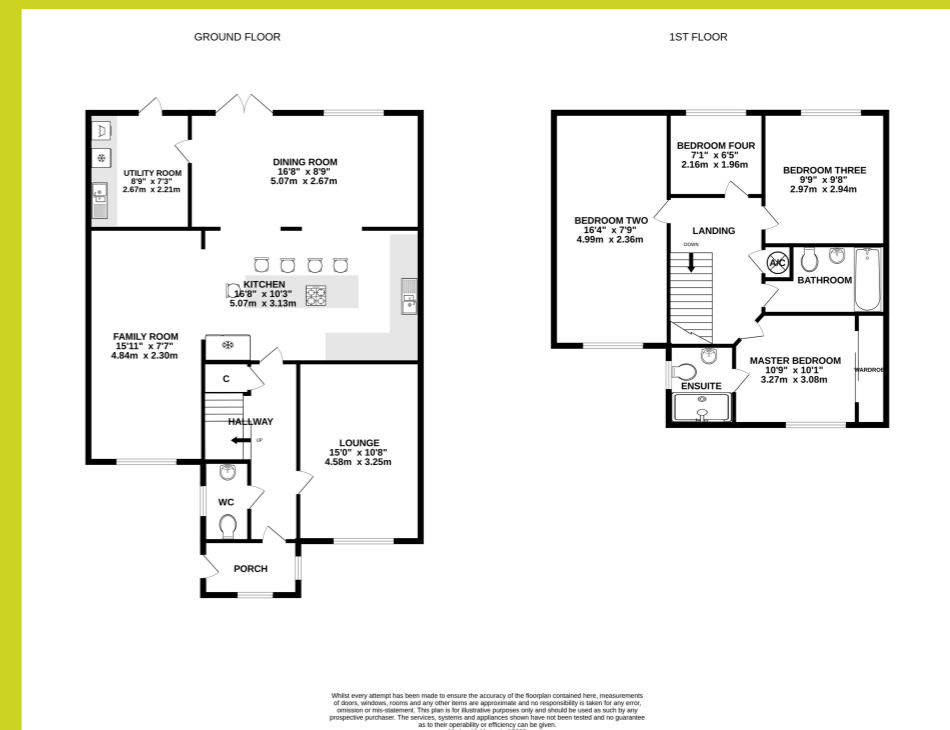
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## 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 was band C.



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

