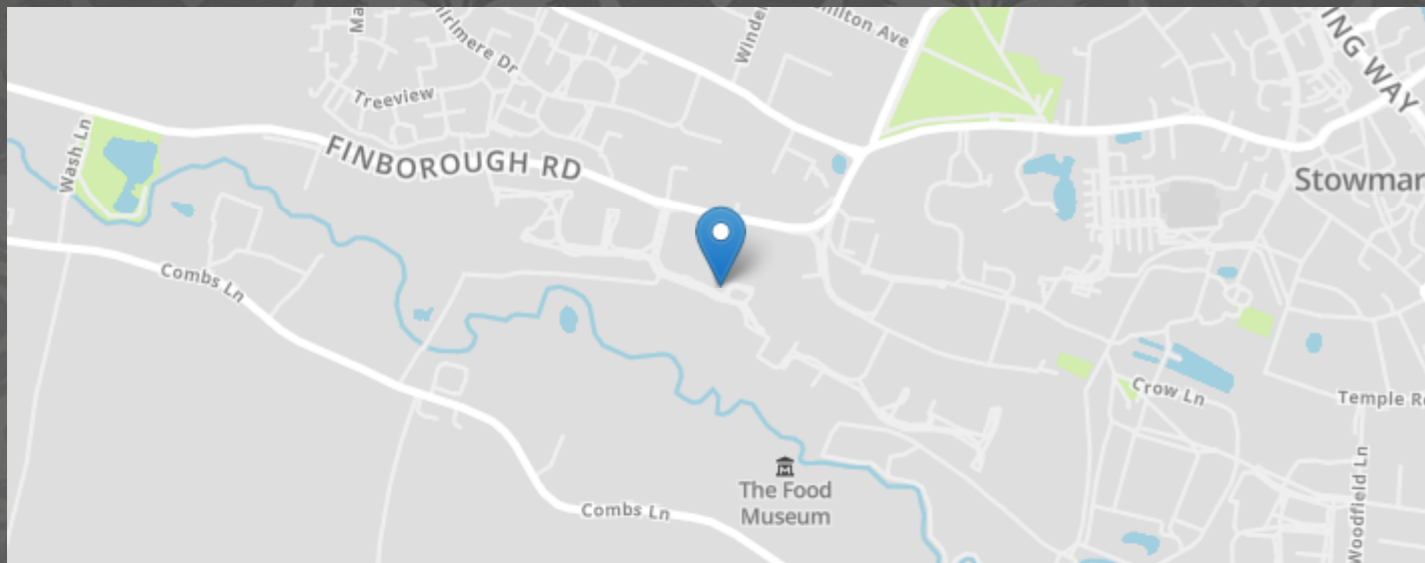


## Beaumont Way, Stowmarket



- DETACHED BUNGALOW
- GAS CENTRAL HEATING
- SHOWER ROOM
- VIEWING HIGHLY ADVISED!!!
- VIEWS OVER STOWMARKET

- DOUBLE GLAZED WINDOWS & DOORS
- LOUNGE & DINING ROOM
- CONSERVATORY WITH DOUBLE DOORS TO GARDEN
- ELEVATED POSITION

# MARKS & MANN



## Beaumont Way, Stowmarket

Immaculately presented, detached, three bedroom bungalow, within a popular Stowmarket location. Offering a large lounge dining room with wood burner and views over Stowmarket, kitchen, Conservatory, Shower room, The rear garden is beautifully landscaped with block paved patio area and laid to lawn with mature trees, shrubs and flowers. Benefitting further from a private driveway and offering off road parking, there is also a single garage with electric up and over doors to the front.

This property is located in a quiet cul-de-sac and within walking distance to the local amenities in the town centre, the local primary and high schools and also the leisure centre. Stowmarket train station is a short walk away offering direct links to London. For links to Bury St Edmunds or Ipswich the A14 trunk road is just a short drive away.

Early viewing is HIGHLY recommended for this fantastic property!

**£365,000 Offers in Excess of**

# MARKS & MANN

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

01449 867 590

contactstowmarket@marksandmann.co.uk

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

## Beaumont Way, Stowmarket

### Front

Mostly laid to lawn with driveway and path leading to front door and rear lobby door, Shrubs, Flowers, Trees, Side gate with block paved path leading to rear garden.

### Entrance Hall

Two built in cupboards, Spot lights, Radiator.

### Lounge/ Dining Room

3.71m x 5.16m (12' 2" x 16' 11") Double glazed window to front with views over Stowmarket. Wood burner, Spot lights, Radiator.

### Kitchen

2.49m x 3.77m (8' 2" x 12' 4") Double glazed window to rear, Stainless steel sink with mixer tap and drainer, Laminated worktop, A range of wall and base fitted units with cupboards and drawers, Part tiled, Built in eye level ovens, Built in eye level microwave, Electric hob with with extractor hood above, Built in fridge, Built in freezer, Built in dishwasher, spot light, Laminate flooring.

### Conservatory

3.01m x 3.18m (9' 11" x 10' 5") double glazed French doors to rear, Laminate flooring, Radiator.

### Rear Lobby

Double glazed door to front, Door to garage.

### Bedroom One

3.19m x 3.71m (10' 6" x 12' 2") Double glazed bay window to front, Built in mirror wardrobe, Coving, Radiator.

### Bedroom Two

2.75m x 3.73m (9' 0" x 12' 3") Double glazed window to rear, Radiator.

### Bedroom Three/ Office

2.12m x 2.80m (6' 11" x 9' 2") Double glazed window to rear, Radiator.

### Shower Room

Double glazed window to rear, Shower cubicle, Low level W.C. Chrome heated towel rail, spot lights, Hand wash basin in vanity unit.

### Rear Garden

Mostly laid to lawn, Decking area. Out side tap, Raised seating area with shingle and nature pond, Raised sleepers, Mature trees and flowers, Potting shed, Pergola with grape vines and seating area,

### Garage

Electric up and over door, Power and light connected, Plumbing for washing machine, Personnel door to side.

### 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. 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.

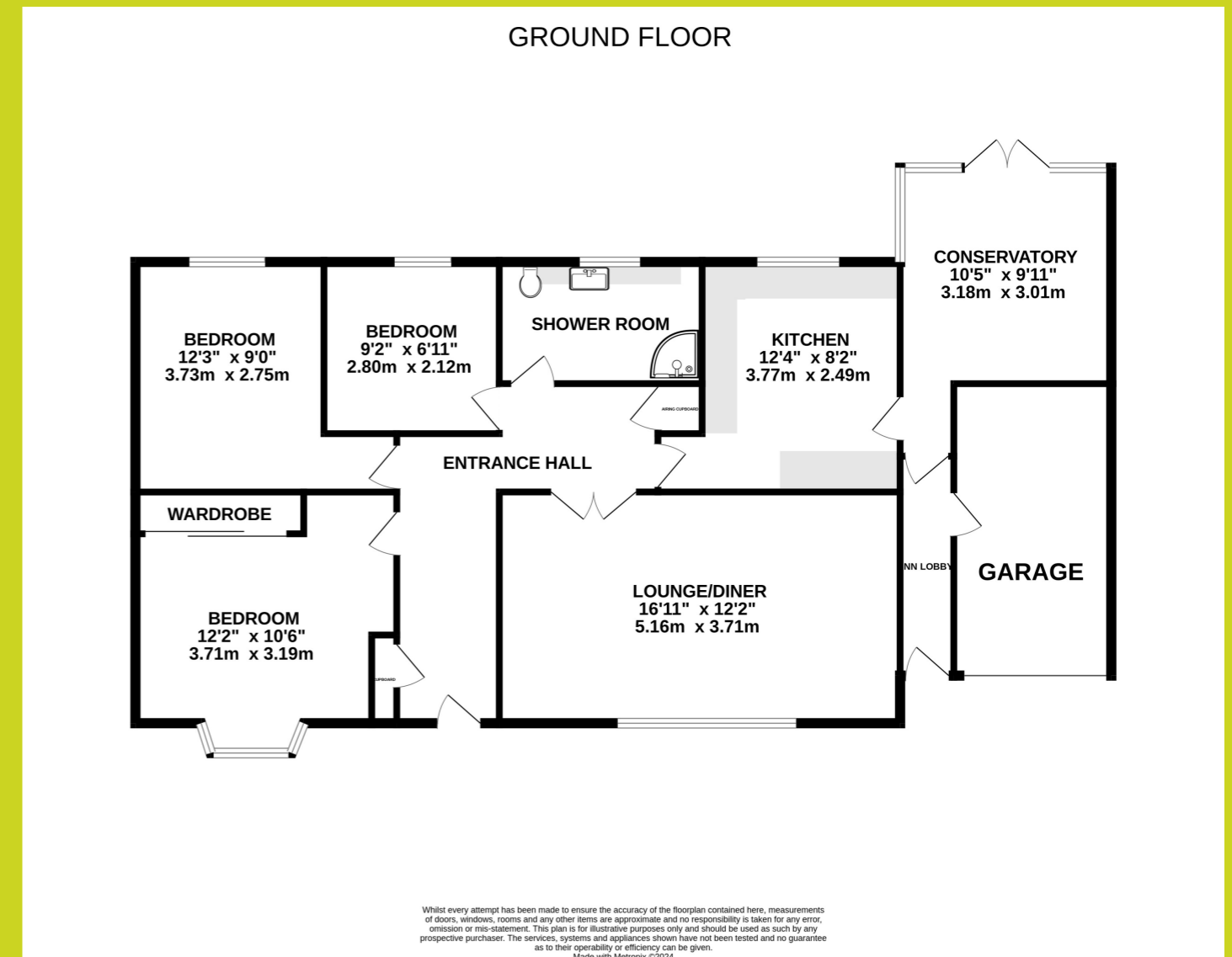
### School Admissions

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 is band C.

## Beaumont Way, Stowmarket



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

