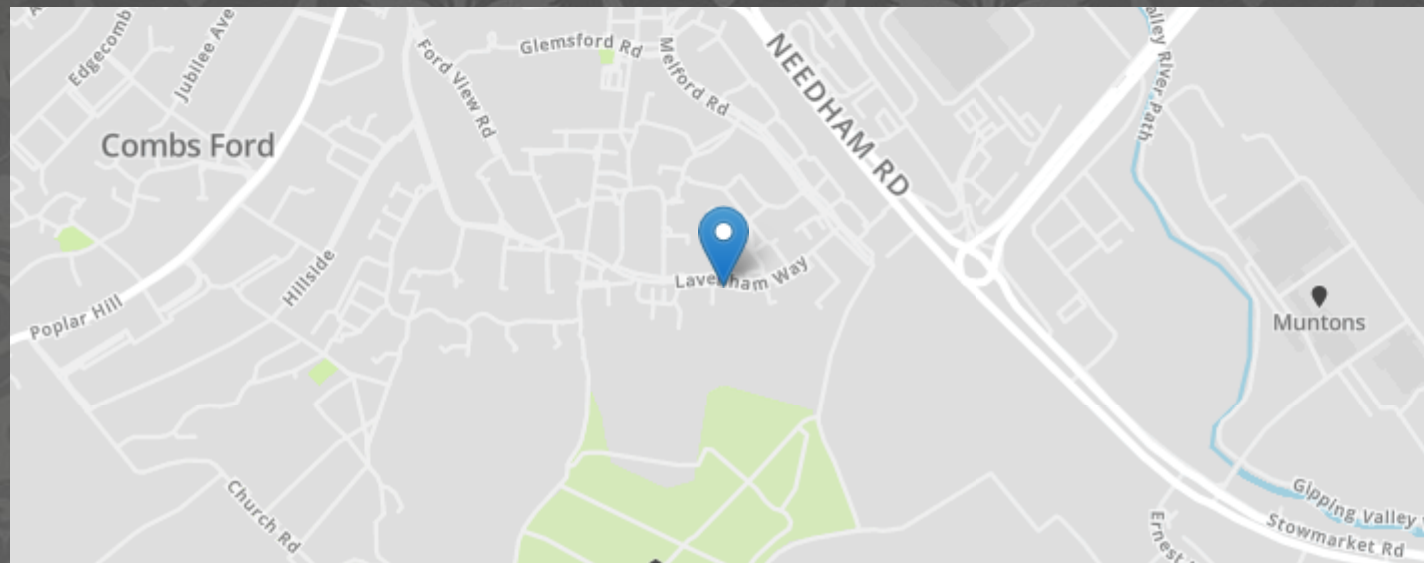


## Lavenham Way, Stowmarket



- WELL-PRESENTED THREE-BEDROOM END-OF-TERRACED HOME
- KITCHEN/DINER WITH PATIO DOORS OPENING DIRECTLY ONTO THE REAR GARDEN
- BEDROOM ONE FEATURING MIRRORED FITTED WARDROBES
- GAS BOILER APPROXIMATELY FIVE YEARS OLD
- POPULAR STOWMARKET LOCATION CLOSE TO AMENITIES, SCHOOLS AND TRANSPORT LINKS

- SPACIOUS RECEPTION ROOM WITH OPEN STAIRCASE AND FLEXIBLE LAYOUT
- USEFUL GROUND-FLOOR UTILITY ROOM WITH SHOWER FACILITIES
- BEDROOM TWO CURRENTLY UTILISED AS A HOME OFFICE, OFFERING EXCELLENT VERSATILITY
- SINGLE GARAGE PLUS ONE ALLOCATED PARKING SPACE

# MARKS & MANN

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# MARKS & MANN



## Lavenham Way, Stowmarket

Situated in a popular residential area of Stowmarket, this well-presented three-bedroom end-of-terrace home offers bright, versatile living space, a private rear garden, and excellent practicality for modern family life. The property has been thoughtfully maintained and improved by the current owners, including a modern boiler installed approximately five years ago, made-to-measure blinds throughout, and updated floor coverings within recent years. The layout flows particularly well on the ground floor, with a welcoming porch leading into a generous reception room, a sociable kitchen/diner opening directly onto the garden, and the added benefit of a ground-floor utility/shower room. Upstairs, the accommodation continues to impress with three well-proportioned bedrooms and a family bathroom, making this an ideal home for first-time buyers, growing families, or those seeking flexible work-from-home space. Externally, the property enjoys a low-maintenance garden, single garage, and allocated parking. The vendor has advised that certain plants to the front and rear will be removed, while established roses will remain, allowing the next owner to personalise the outdoor space with ease.

**£250,000 Offers in Excess of**



Lavenham Way, Stowmarket

Ground Floor

Porch

A practical enclosed porch provides a useful buffer from the elements, with space for coats and footwear before opening into the main living accommodation.

Reception Room

A spacious and inviting living area featuring soft carpeting, neutral décor, and an open staircase that adds character and a sense of flow. There is ample room for multiple seating arrangements, media furniture, or even a small reading nook. Double glazed window to the front aspect. Radiator. Potential improvement: Built-in storage beneath the stairs or feature shelving could further enhance functionality.

Kitchen/Diner

Positioned at the rear of the property, the kitchen/diner enjoys excellent natural light and direct access to the garden via patio doors, making it ideal for everyday living and entertaining. Fitted with a range of cabinetry, generous worktop space, and room for a dining table, this space works equally well as a family hub. The Rangemaster cooker is negotiable, offering added appeal for keen cooks. Radiator. Double glazed window to the rear. Double French doors leading to the patio area.

Utility / Shower Room

A valuable addition to the ground floor, the utility room incorporates plumbing for appliances alongside a shower, WC, and wash hand basin. This space is ideal for busy households, guests, or post-garden use. Built in storage units. Double glazed frosted window to the side aspect.

First Floor

Bedroom One

A generous double bedroom featuring mirrored fitted wardrobes, providing excellent storage while enhancing light and space. Large double glazed window to the front aspect. Neutral décor and carpet. Radiator.

Bedroom Two

Another well-proportioned bedroom, currently arranged as a home office/study, demonstrating excellent versatility. This room would comfortably accommodate a double bed, nursery, or guest room depending on buyer needs. Radiator. Double glazed window to rear aspect.

Bedroom Three

A useful third bedroom, ideal as a child's room, dressing room, or additional workspace. The current vendors use this as a dressing room. Feature wall. Carpet. Radiator. Double glazed window to front aspect.

Bathroom

Located on the first floor, the family bathroom is fitted with a bath with overhead shower, WC, and vanity wash basin with plenty of storage space. There is a slimline cupboard offering further storage. Double glazed frosted window to rear aspect. Chrome towel rail. Floor to ceiling tiles.

Outside Area

To the rear, the garden is designed for low maintenance, offering a paved seating area and lawn, perfect for relaxing or entertaining. The garden enjoys a good level of privacy, with space for planting, play equipment, or further landscaping if desired. There is a side section offering space for a shed as currently used. A single garage and one allocated parking space provide excellent practicality, while gated access adds convenience.

Location

Lavenham Way is ideally positioned within Stowmarket, offering easy access to local schools, shops, and everyday amenities. The town centre and mainline railway station are within convenient reach, providing direct connections to Ipswich, Cambridge, and London Liverpool Street, making this a strong option for commuters. Surrounding countryside walks, green spaces, and nearby road links further enhance the appeal of this well-connected yet residential setting.

Important information

Tenure – Freehold.  
Services – We understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band - B  
EPC rating - C

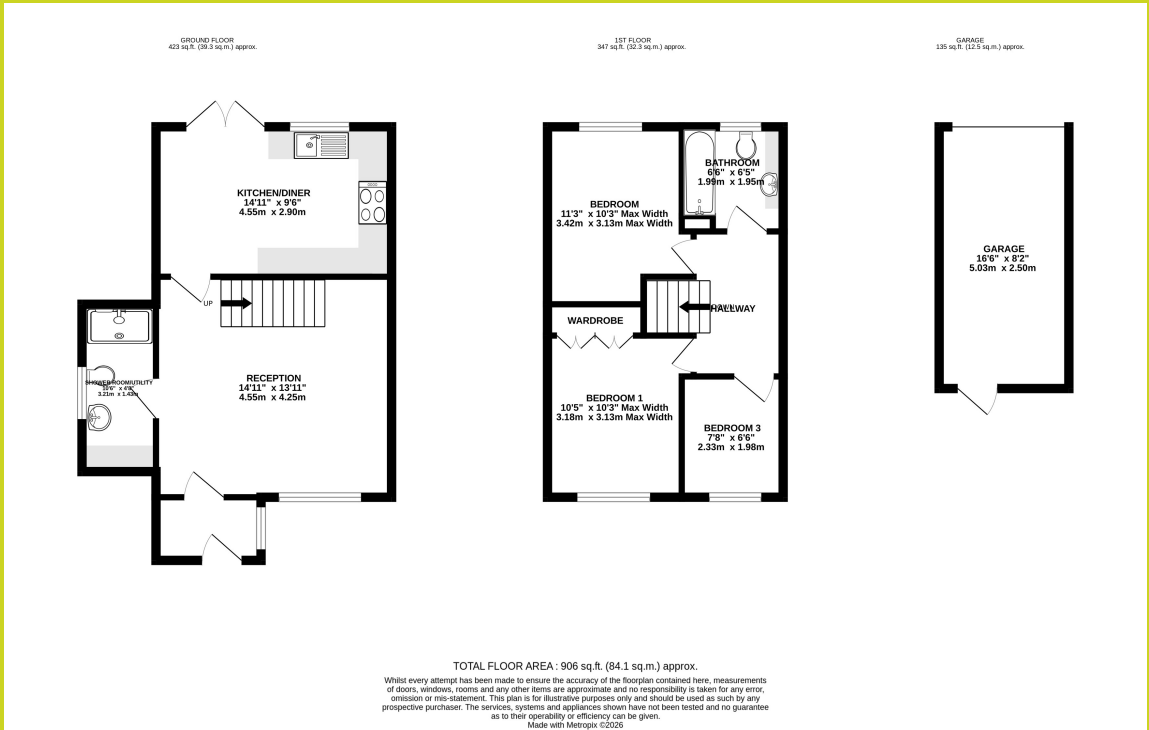
Lavenham Way, Stowmarket

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.

