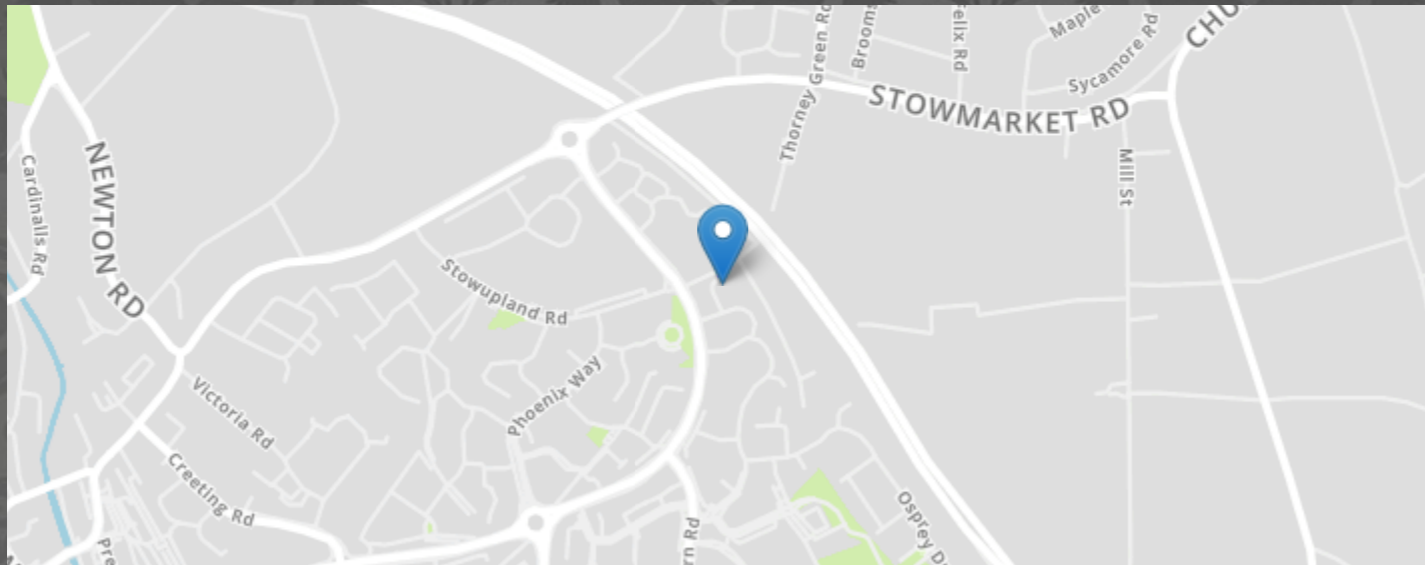


## Pochard Close, Stowmarket



- DETACHED HOUSE
- UTILITY ROOM
- FOUR BEDROOMS
- GROUND FLOOR CLOAKROOM & FIRST FLOOR FAMILY BATHROOM
- DETACHED GARAGE
- FITTED KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- ENSUITE TO MASTER BEDROOM
- FRONT & REAR GARDENS
- CAR PORT AND OFF ROAD CAR PARKING FOR FOUR CARS

# MARKS & MANN

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# MARKS & MANN



## Pochard Close, Stowmarket

Situated on the popular Cedars Park development in Stowmarket is this FOUR BEDROOM DETACHED HOUSE with DETACHED GARAGE, AND CARPORT PROVIDING AMPLE OFF ROAD PARKING. The property is tucked away on a quiet cul-de-sac and is in excellent condition throughout and comprises of entrance hallway, cloakroom, two reception rooms, kitchen/breakfast room and utility. Upstairs there are four bedrooms with an ensuite to bedroom one and a further family bathroom. There is a sizeable rear garden that has been tastefully landscaped with patio areas.

The property would make a fantastic family home and internal inspection is HIGHLY RECOMMENDED!

**£375,000**

# Pochard Close, Stowmarket

# Pochard Close, Stowmarket

## Front Garden

Laid to lawn with shrubs. Path leading to:

## Covered Porch

Outside light.

## Entrance Door

Leading to:

## Hallway

Stairs leading to first floor. Radiator. Understairs storage cupboard.

## Cloakroom

Double glazed window to front. Low-level WC. Radiator. Pedestal wash hand basin.

## Lounge

16' 1" x 14' 9" (4.90m x 4.49m)

Double glazed window to front, rear and side. Double glazed french doors opening on to the rear garden. Feature fireplace.

## Dining Room

11' 11" x 10' 5" (3.62m x 3.18m)

Double glazed window to front. Radiator.

## Kitchen/Breakfast Room

14' 6" x 11' 7" (4.42m x 3.54m)

Two double glazed windows to rear. Door to side. Range of eye level units and range of base units with cupboards and drawers. Laminate work surface. One and a half single drainer sink unit with mixer tap. Neff built in slide away oven. Neff induction hob. Extractor hood. Built in dishwasher. Built in fridge/ freezer. Part tiled walls. Radiator.

## Utility

6' 8" x 4' 11" (2.03m x 1.50m)

Double glazed window and door to side. Range of wall and floor units. Laminate work surface. Single drainer sink unit. Plumbing for washing machine. Radiator.

## Landing

Loft access. Airing cupboard. Radiator.

## Bedroom One

12' 8" x 12' 1" (3.87m x 3.68m)

Double glazed window to front. Radiator. Built in mirrored wardrobe.

## Ensuite

Separate shower cubicle. Low-level WC. Pedestal wash hand basin. Radiator. Extractor fan

## Bedroom Two

14' 8" x 8' 4" (4.47m x 2.55m)

Double glazed window to front and rear. Radiator.

## Bedroom Three

11' 10" x 8' 2" (3.61m x 2.50m)

Double glazed window to rear. Radiator.

## Bedroom Four

8' 10" x 7' 1" (2.70m x 2.17m)

Double glazed window to rear. Radiator.

## Bathroom

Double glazed window to rear. Panelled bath. Separate shower cubicle. Low-level WC. Pedestal wash hand basin. Radiator. Part tiled. Extractor fan.

## Rear Garden

Enclosed by fencing and brick wall. Laid to lawn with a patio area. Outside tap. Shrubs. Side access gate.

## Carport

Off road parking for four cars.

## Detached Garage

Up and over door. Power and light.

## Bin Store

Communal bin store.

## Disclaimer

In accordance with the Property Misdescriptions Act (1991) Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. All measurements and areas are approximate and these particulars do not constitute part or all of an offer or contract. These particulars have been prepared in good faith using information obtained from the seller so all information should be verified via a solicitor.

## School Admissions

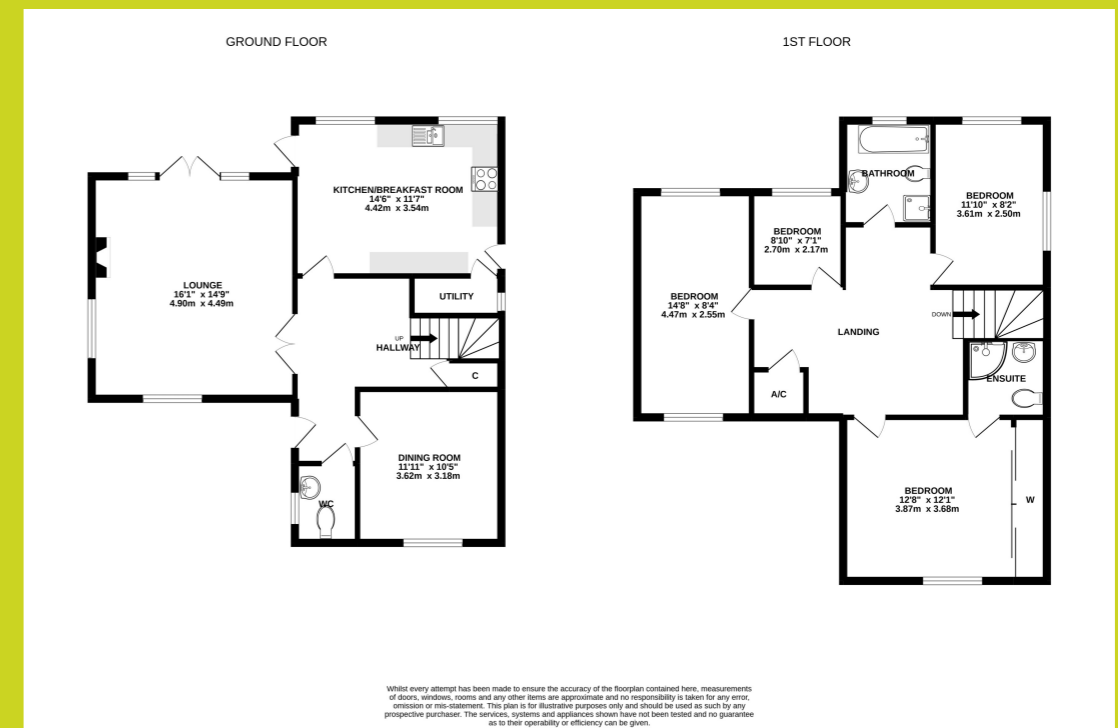
To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

## 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](http://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 D.



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

