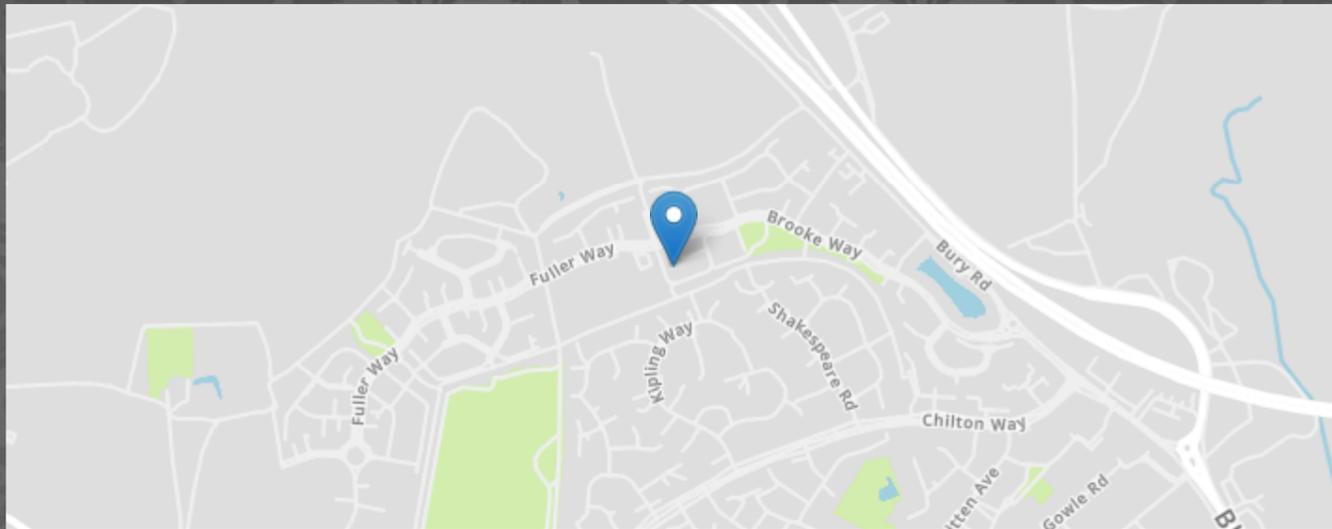


Tynan Crescent, Stowmarket



MARKS & MANN



- OFF-ROAD PARKING
- EN-SUITE TO PRIMARY BEDROOM, DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM
- POPULAR LOCATION - NORTHFIELD VIEW DEVELOPMENT
- SHED STORAGE IN REAR GARDEN
- CUL-DE-SAC LOCATION
- IMMACULATE PRESENTATION
- MODERN KITCHEN WITH INTERGRATED APPLIANCES
- NHBC WARRANTY



Tynan Crescent, Stowmarket

Marks and Mann are presenting a THREE BEDROOM mid-terraced property on a pleasant position within the popular Northfield View development. This home offers stylish, modern living with the reassurance of NHBC WARRANTY REMAINING. The property has been thoughtfully maintained, featuring carpeted and tiled flooring throughout and UNDER CABINET LIGHTING in the modern KITCHEN/DINER, a very spacious lounge and a LANDSCAPED REAR GARDEN are both ideal for relaxing and entertaining. Not only does it have OFF-ROAD PARKING at the front of the property but internally, the accommodation flows beautifully, beginning with a welcoming entrance area benefitting from PANELLING throughout and up the staircase. This leads into a bright and sociable lounge which follows through to the kitchen/diner that has French doors opening directly onto the garden. Upstairs, the home offers three generous bedrooms, including a primary bedroom with EN-SUITE SHOWER ROOM, along with a modern family bathroom. Additional benefits include a GROUND FLOOR CLOAKROOM and integrated kitchen appliances. This is a property that offers something for everyone from first-time buyers to professionals or those seeking a modern home within a well-connected and family-friendly location.

£260,000

MARKS & MANN

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GROUND FLOOR

Lounge

4.22m x 3.68m (13' 10" x 12' 1")
This a very large sociable space that has been carpeted throughout and includes window shutters to front of the room which sit nicely just in front of the double glazed window. Radiator. TV point.

Kitchen/Diner

4.71m x 3.90m (15' 5" x 12' 10")
This is an very well sized fully-fitted kitchen/diner that includes double glazed windows and french doors to the rear. The kitchen is fitted with a range of wall and base units and extras that includes roll top work surfaces, stainless steel single sink with drainer and mixer tap, double electric oven with gas hob and extractor over, fridge freezer, dishwasher, washing machine. There are part tiled walls by the kitchen counters and panelling across the other side of the room. You will also be able to access the understairs storage as well as the downstairs WC from this room. Radiator and hard flooring.

FIRST FLOOR

Bathroom

2.20m x 1.70m (7' 3" x 5' 7")
A large family bathroom which is comprised of a three-piece suite that includes a wash basin, WC and full-length bathtub. Partially tiled walls with hard flooring throughout.

Bedroom 1

3.69m x 3.52m (12' 1" x 11' 7")
A large double bedroom which benefits from not only the mirrored wardrobe but the access into the en-suite as well. Carpeted throughout. Partially panelled walls with wall lighting attached. Large double glazed window. The en-suite itself is a modern three-piece suite with wash basin, WC and shower. Partially tiled walls with hard flooring. Frosted double glazed window.

Bedroom 2

3.50m x 2.61m (11' 6" x 8' 7")
A double bedroom with a neutral decor throughout and has been carpeted. A large double glazed window overlooks the rear garden. Radiator.

Bedroom 3

3.50m x 2.01m (11' 6" x 6' 7")
A good sized single room which has been carpeted throughout. Double glazed window overlooks the rear garden. Radiator. Neutral decor.

OUTSIDE

The rear garden is fully enclosed by fencing with a rear access gate. It also comes with a patio ideal for seating areas and a laid to lawn area. Timber shed included.

Front garden is where you will find the off-road parking space. It has been well maintained using both blue slate chippings and a laid to lawn area which includes shrubbery.

IMPORTANT INFORMATION

Tenure – Freehold.
Services – we understand that mains gas, electricity, water and drainage are connected to the property.
Council tax and C .
EPC rating B.
Our ref. JS.

DIRECTIONS

Using a SatNav, please use IP14 1WB as the point of destination.

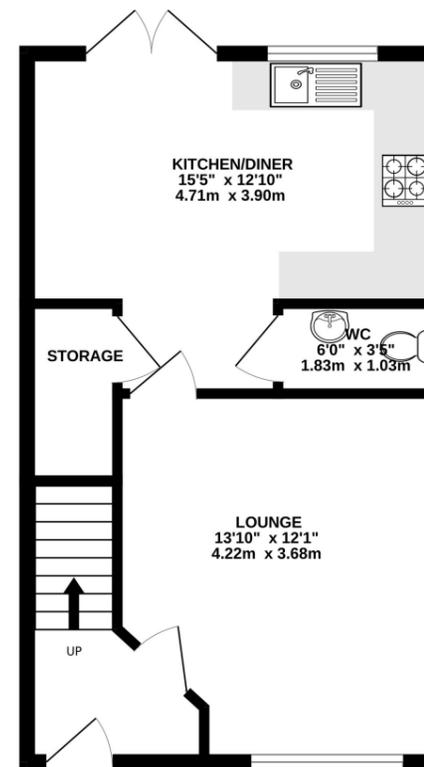
DISCLAIMER

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.

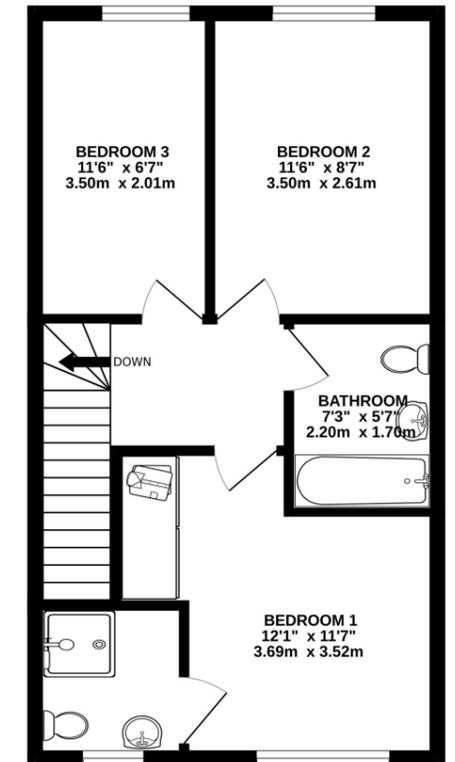
ANTI-MONEY LAUNDERING REGULATIONS

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.

GROUND FLOOR
412 sq.ft. (38.2 sq.m.) approx.

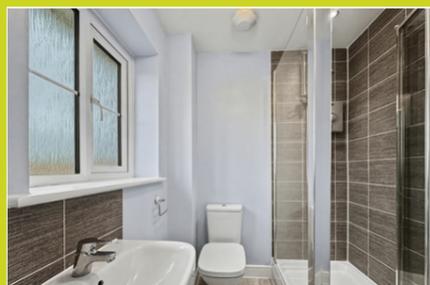


1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The above floor plans are not to scale and are shown for indication purposes only.

