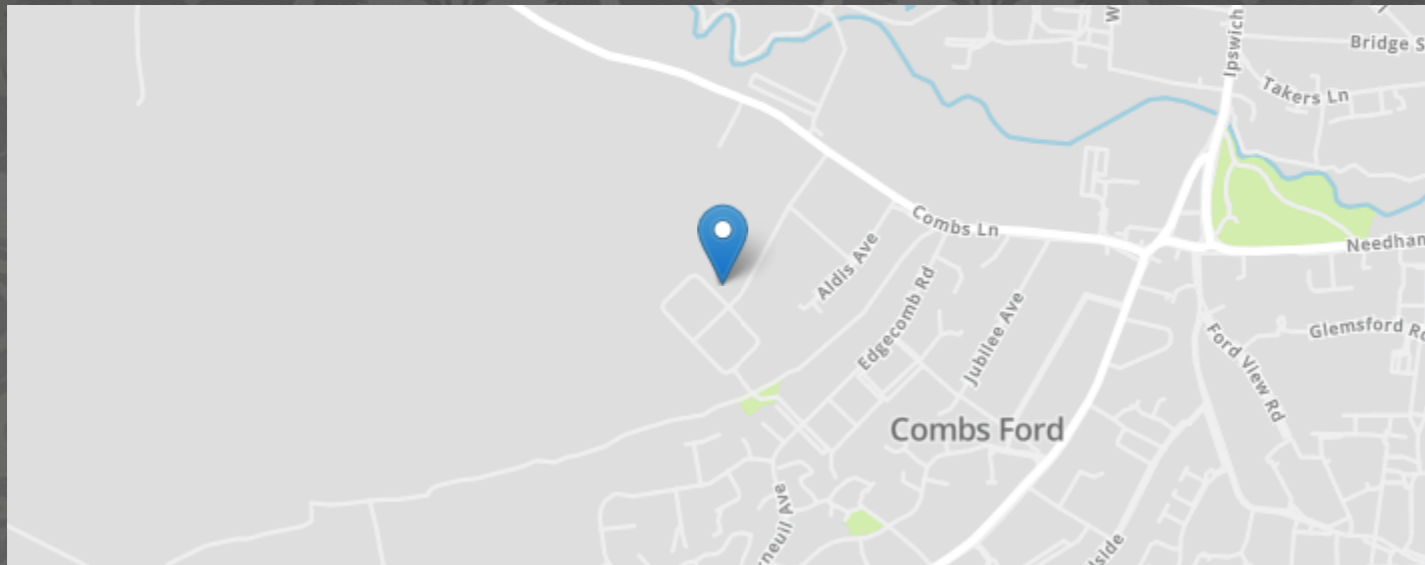


## Campion Crescent, Stowmarket



- NO ONWARD CHAIN
- SINGLE GARAGE & AMPLE OFF ROAD PARKING
- GOOD SIZE FRONT AND REAR GARDENS
- DETACHED
- MODERN BATHROOM
- CLOSE TO AMENITIES

# 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)

# MARKS & MANN



## Campion Crescent, Stowmarket

\*\*\*NO ONWARD CHAIN\*\*\* Marks and Mann are pleased to present this deceptively spacious THREE BEDROOM DETACHED BUNGALOW. The property has a large driveway and single garage. The bungalow has an easily maintained front and rear garden. The spacious kitchen offers plenty of storage space and comes with a pantry area, the property also has a sun room which overlooks the rear garden.

**£300,000 Offers in Excess of**

# Campion Crescent, Stowmarket

# Campion Crescent, Stowmarket

## Main Bedroom

3.18m x 3.62m (10' 5" x 11' 11") This room allows for a double bed and storage. There is a large double glazed window and fitted carpets in here.

## Bedroom Two

2.76m x 3.39m (9' 1" x 11' 1") This is a good sized double bedroom with the opportunity to add fitted storage if desired.

## Bedroom Three

2.28m x 2.44m (7' 6" x 8' 0") A good sized bedroom that could be used as a study, this overlooks the front of the property.

## Bathroom

2.08m x 2.13m (6' 10" x 7' 0") A modern three piece suite bathroom including bath with overhead shower, WC and wash basin.

## Living Room

4.125m x 4.0m (13' 6" x 13' 1") A spacious area with the opportunity to use as a living/dining room, there are dual aspect double glazed windows providing natural light throughout. There is a featured gas fireplace.

## Kitchen

2.91m x 5.81m (9' 7" x 19' 1") A long spacious kitchen with ample storage. The kitchen has a pantry area and leads through to the sun room.

## Sun Room

2.16m x 3.77m (7' 1" x 12' 4") A great place to sit and take in the views of the garden. This space can be used as a utility area. With dual aspect windows this room is filled with natural light.

## Outside

Front - an easily maintained laid to lawn area, there is a half height brick wall and entrance gate, there is a pathway leading to the front entrance. Rear - mostly laid to lawn with patio areas for seating, there is a side gate leading to the driveway and garage. The garden has plenty of space and currently has a greenhouse and shed.

## Important information

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

## Directions

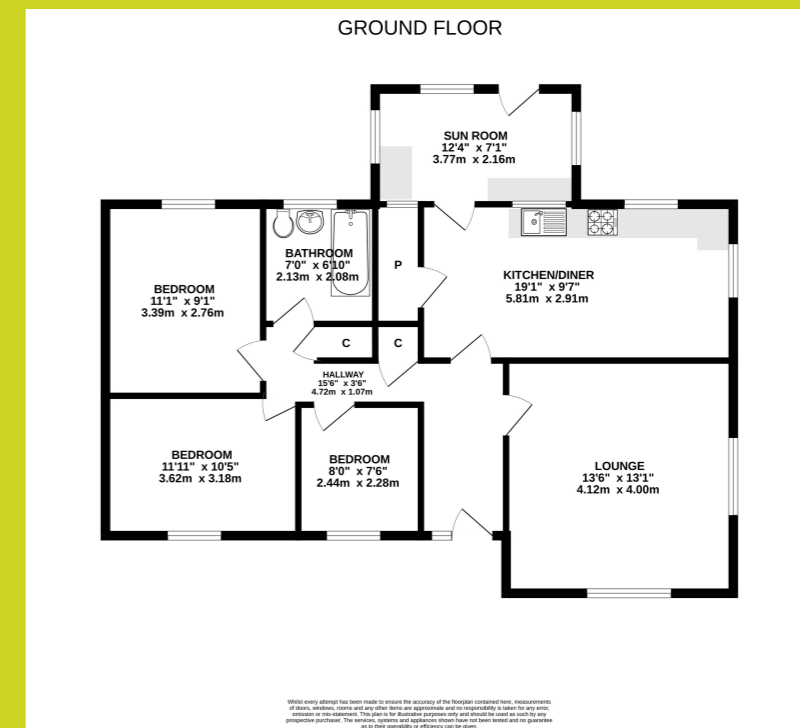
Using a SatNav, please use IP14 2DQ as the point of destination.

## 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.



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

