

Middlewood Way, Forward Green, Stowmarket



- NO ONWARD CHAIN
- FIELD VIEWS
- VILLAGE LOCATION
- UNDERFLOOR HEATING IN BATHROOM, KITCHEN AND ENTRANCE HALL
- ACOUSTIC PARTITION WALL ADDED

- EXTENDED & WELL MAINTAINED TO AN EXCELLENT STANDARD
- LARGE DRIVEWAY
- MODERN KITCHEN / DINER
- UTILITY

**MARKS & MANN**

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**MARKS & MANN**



**Middlewood Way, Forward Green, Stowmarket**

\*\*\*NO ONWARD CHAIN\*\*\*

Marks and Mann are delighted to present to market this EXTENDED FOUR BEDROOM semi-detached house located with surrounding FIELD VIEWS, LARGE DRIVEWAY and MODERN features throughout. The property has a large main bedroom with JULIETTE BALCONY, dressing area, wardrobe and EN-SUITE and a further three bedrooms. Main bathroom and ground floor cloakroom, utility area, separate reception room, LARGE OPEN PLAN KITCHEN/DINER with bi-fold doors. Landscaped rear garden with modern patio and laid to lawn area.

**£400,000 Offers in Region of**



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Entrance Hall

Extended porch with cladding on the exterior, new door and new fitted tiled flooring. Underfloor heating. Space for hanging coats and small seating area.

Kitchen/Diner

7.09m x 8.28m (23' 3" x 27' 2") Large open plan kitchen/diner as part of the double storey extension. The kitchen features a range of low level base units offering plenty of storage, oak worktops, farmhouse style white ceramic sink with double glazed window with field views to the side. The kitchen offers integrated double oven, dishwasher and fridge/freezer. There is a good size breakfast island with integrated induction hob and downdraft cooker extractor. The breakfast bar allows for two seats and provides further storage, electric points and wine rack. The kitchen/diner has natural light throughout with dual aspect views of the surrounding fields and a bi-fold door leading to the well presented rear garden. Large tiled flooring with underfloor heating. Engineered oak beams feature through with a featured book shelf. Inset spotlights.

Utility Room

3.20m x 2.33m (10' 6" x 7' 8") The property benefits from having a separate utility room with plumbing. Low level storage units with stainless steel sink overlooking the rear garden. Tiled flooring. Underfloor heating. Side door providing access to the garden.

Cloakroom

Ground floor cloakroom to include WC and wash basin. Underfloor heating.

Living Room

5.42m x 5.85m (17' 9" x 19' 2") Spacious living area with engineered oak flooring and dual aspect double glazed windows. There is an electric featured fireplace with oak mantelpiece. Built in low level storage. Made to measure blinds and refreshed neutral décor.

Main Bedroom

4.78m x 3.52m (15' 8" x 11' 7") Very well presented main bedroom with featured Juliette balcony. Dual aspect field views. Fitted carpet. Radiator. The bedroom also benefits having a good size dressing area off the main bedroom leading into the en-suite. The en-suite has a three piece suite to include large walk-in shower with rainfall showerhead, WC and wash basin. The en-suite features floor to ceiling tiles within the shower cubicle and partly tiled walls. Towel radiator. Double glazed frosted window. Extractor fan.

Bedroom Two

5.67m x 3.61m (18' 7" x 11' 10") Spacious double bedroom with fitted sliding wardrobes. Fitted carpet. Double glazed window overlooking the front of the property. Radiator.

Bedroom Three

3.57m x 2.81m (11' 9" x 9' 3") Small double or single bedroom with fitted shelves. Fitted carpet. Radiator. Double glazed window overlooking the front of the property.

Bedroom Four

4.12m x 2.14m (13' 6" x 7' 0") Single bedroom or could be used as an at home office, nursery or hobby room. Neutral décor and fitted carpet. Radiator. Double glazed window providing field views.

Bathroom

2.18m x 1.75m (7' 2" x 5' 9") Modern and well presented, the bathroom has fitted tiled flooring and a three piece suite to include p shaped bath with overhead shower, WC and wash basin. Inset spotlights. Extractor fan. Underfloor heating.

Outside

Front;  
Large gravel and shingle driveway allowing for up to six cars. Small grass ditch to the front which is easily maintained. Entrance porch. Field views to the front and side. Side access to the rear garden.  
Rear;  
Good size patio area for seating with shingle to each side. Large laid to lawn area for easy maintenance or potential to landscape further. Split rail fence allowing for incredible field views. Outhouse includes a shed - 2.00m x 3.00m split with a storage area - 2.00m x 1.22m. Further shingle areas found at the side of the utility. Oil tank.

Important information

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

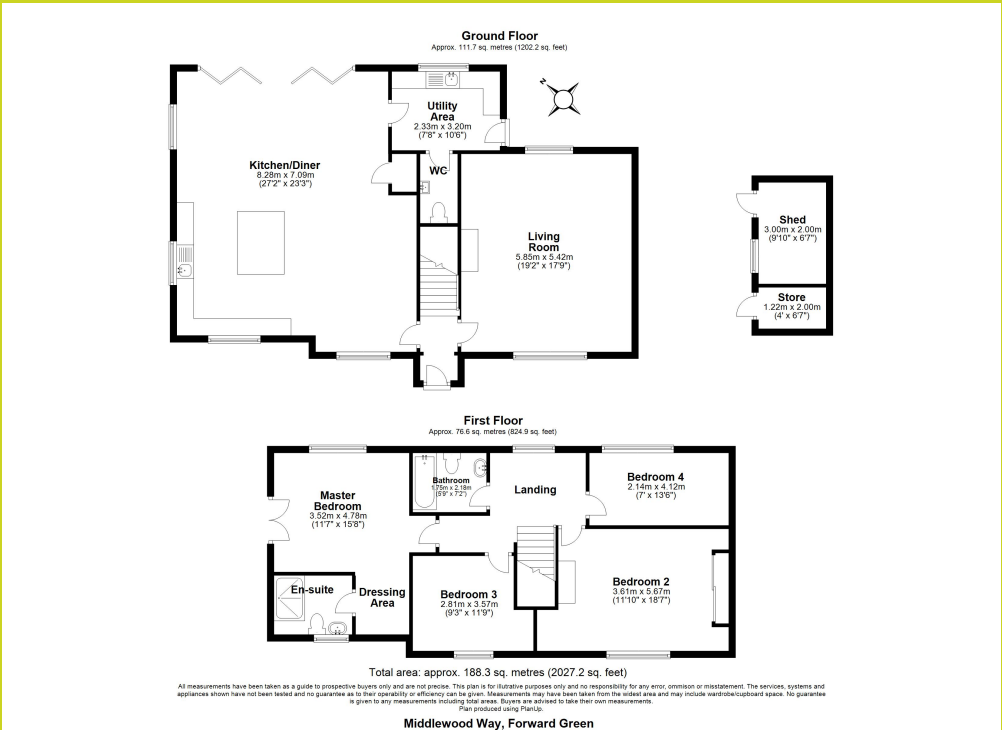
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Disclaimer

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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.

