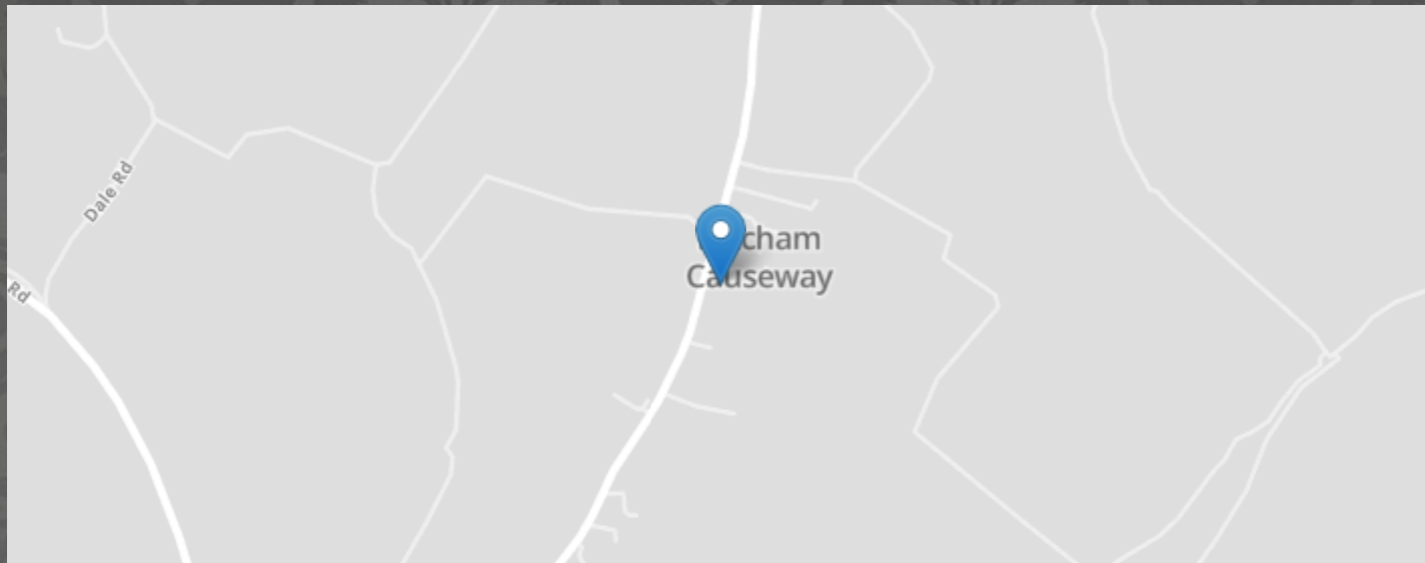


The Causeway, Hitcham, Ipswich



- FOUR BEDROOMS
- NO ONWARD CHAIN
- VILLAGE LOCATION

- TWO BATHROOMS
- SPACIOUS REAR GARDEN
- OFF STREET PARKING

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MARKS & MANN



The Causeway, Hitcham, Ipswich

Brought to market with NO ONWARD CHAIN. Marks and Mann are proud to present this well appointed four bedroom detached house in the popular village of Hitcham. Internally the property benefits from versatile living space in the form of a large living room, dining room and conservatory, there is also a kitchen with views to the rear, rear hall accessing the garage and the garden and a downstairs shower room all on the ground floor. On the first floor the property benefits from Three double bedrooms with built in storage in two and a single bedroom also with built in storage. The main bathroom is also located on the first floor. Externally the property benefits from odd street parking for multiple vehicles, a single garage and a spacious rear garden.

Ideally located between Hadleigh and Stowmarket Hitcham village has good access to all the facilities both towns provide with Stowmarket having a direct rail link to London and access to the A14 trunk road. The property is also conveniently located just across the road from the village shop.

£375,000

The Causeway, Hitcham, Ipswich

The Causeway, Hitcham, Ipswich

Front

Wide paved driveway, lawn and shrubs outlining lawn space, wide side access to rear.

Porch

Double glazed window to front, tiled floor, exterior door.

Hallway

Rear woof floating staircase, window into porch, door into porch, radiator.

Living Room

5.2m x 3.6m (17' 1" x 11' 10")
Dual double glazed windows to front, access to dining room, brick fireplace, radiator.

Kitchen

4.1m x 2.8m (13' 5" x 9' 2")
Dual double glazed windows to rear, lino flooring, laminate worktops with cupboards above and below, stainless steel sink, electric hob and extractor, electric double oven, access to rear hall, access to dining room.

Dining Room

2.8m x 2.8m (9' 2" x 9' 2")
Access to living room, kitchen and conservatory, radiator.

Conservatory

3.5m x 2.4m (11' 6" x 7' 10")
Double glazed windows to rear, double glazed double doors to rear, electric fan and lighting, multiple power points.

Rear Hall

Double glazed door to rear, access to downstairs shower room, access into garage via secondary door.

Shower Room

2.6m x 1.5m (8' 6" x 4' 11")
Double glazed windows to side and to rear, tiled floor, wall mounted built in storage, wall mounted sink, floor mounted WC, walk in shower unit, heated towel rail.

FIRST FLOOR

Landing

Double glazed window to front, power points, access to airing cupboard, built in storage cupboard.

Bedroom One

3.3m x 3.2m (10' 10" x 10' 6")
Double glazed window to front, dual built in wardrobes, radiator.

Bedroom Two

3.3m x 2.7m (10' 10" x 8' 10")
Double glazed window to rear, radiator.

Bedroom Three

2.7m x 2.3m (8' 10" x 7' 7")
Double glazed window to rear, built in cupboard, radiator.

Bedroom Four

3.4m x 2.5m (11' 2" x 8' 2")
Double glazed window to side, eves storage, radiator.

Main Bathroom

2.4m x 1.7m (7' 10" x 5' 7")
Double glazed window to front, tiled floor, wall mounted sink with storage under, low level WC, bath with shower over, heated towel rail.

Rear Garden

East facing, large patio area, laid to lawn, edged with flower beds, shed.

Integral Single Garage

Up and over door, power points, rear door.

Disclaimer

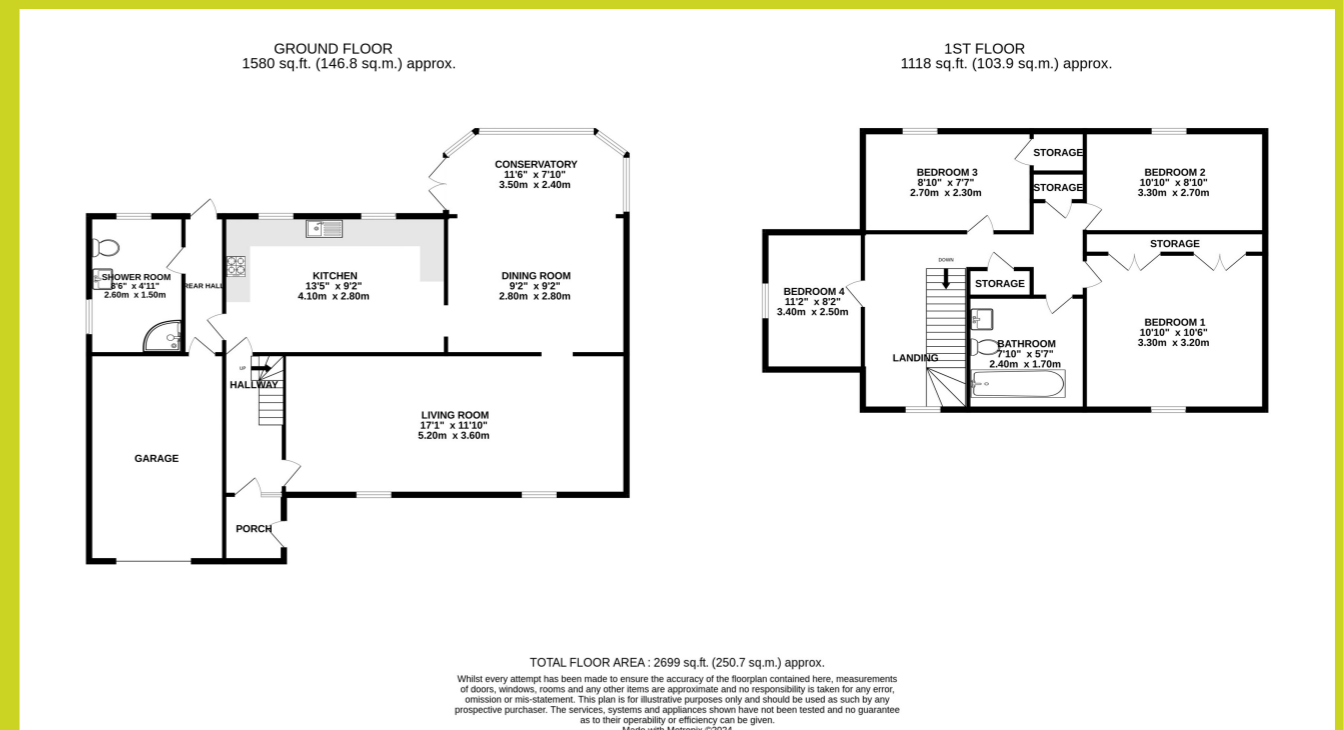
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Money Laundering Regulations

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.

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.

