

- NO ONWARD CHAIN
- EXTENDED
- GARAGE AND DRIVEWAY
- FULLY ENCLOSED REAR GARDEN
- POWER AND LIGHTING WITHIN THE GARAGE

- CLOAK ROOM AND FAMILY BATHROOM
- MODERNISED BATHROOM
- WORK FROM HOME POTENTIAL
- LARGE OPEN PLAN RECEPTION, DINER, SITTING ROOM

MARKS & MANN



Spencer Way, Stowmarket

NO ONWARD CHAIN

Marks and Mann are pleased to bring to market this EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE with DRIVEWAY AND GARAGE. The property offers a large open plan living/dining area, fitted kitchen, ground floor cloakroom, three bedrooms and an UPDATED main bathroom. The garden is mostly laid to lawn with a good size patio area for seating. The property sits within close distance to the main town centre, local train station and local amenities. Early viewing is recommended to not miss out!

MARKS & MANN

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£250,000 Guide Price

Spencer Way, Stowmarket

Ground Floor

Reception

Large sitting room with bay window to the front aspect. The living room flows through to the dining area and has been carpeted throughout. There is neutral décor and a built-in under stair storage cupboard. There is access through to the porch area and stairs leading to the first floor. Radiator.

Dining Room

3.00m x 3.10m (9' 10" x 10' 2") The dining room is open plan with the reception area providing a large social space for family or guests. The dining room has neutral décor and sits conveniently opposite the kitchen with double door access. Radiator.

Sitting Room

2.83m x 2.90m (9' 3" x 9' 6") The sitting room sits as the extended part of the property and offers a further seating area if desired. The room could also benefit being used as an at home office with garden views, play room or left as is. The sitting room has fitted carpet and dual aspect views with a double glazed window to the side aspect and double French doors leading to the patio area. Radiator.

Kitchen

2.40m x 3.00m (7' 10" x 9' 10") Well presented kitchen filled with natural light. There is fitted lino flooring and modern décor. The kitchen has floor and overhead units with an integrated oven, gas hob top and overhead extractor fan. Space and plumbing for white goods and washing machine. The kitchen features splash back tiles above the worktops. Stainless steel sink. Double glazed window. Double doors leading into the dining area.

Cloakroom

Ground floor cloakroom to include WC and wash basin.

First Floor

Main Bedroom

3.00m x 3.00m (9' 10" x 9' 10") Good size double bedroom with fitted

carpet and feature wall. The bedroom has the benefit of having double built-in wardrobes with bi-fold doors. There is a large double glazed window to the rear aspect overlooking the garden.

Bedroom Two

3.00m x 2.80m (9' 10" x 9' 2") Double bedroom or large single bedroom with space for storage. The bedroom has fitted carpets and modern décor. There is a double built-in wardrobe. Radiator. Double glazed window to front aspect.

Bedroom Three

2.60m x 1.60m (8' 6" x 5' 3") The bedroom offers space for a single bed and storage or would provide a great at home office or nursery area. The bedroom has fitted carpet and cool toned green décor. Double glazed window to front aspect. Radiator.

Bathroom

2.75m x 1.94m (9' 0" x 6' 4") NEWLY updated bathroom with new lino flooring and three piece suite. The suite includes bath with overhead shower, WC and wash basin. Modern décor with tiles surrounding the bath area and above the wash basin. Double glazed frosted window. Extractor fan. Radiator.

Outside

Outside

Front:
Easily maintained front garden with low bar fencing, laid to lawn area and pathway leading round the side of the property to the side gate. Block paving to the front offering space for a small car or bikes. Canopy style porch. Outside light.

Rear:

Well presented and easily managed with laid to lawn area and large patio space for seating. There is single door access to the side of the garage.

Garage

2.33m x 5.33m (7' 8" x 17' 6") Single garage with electric roller door, power and lighting.



Spencer Way, Stowmarket

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 - C

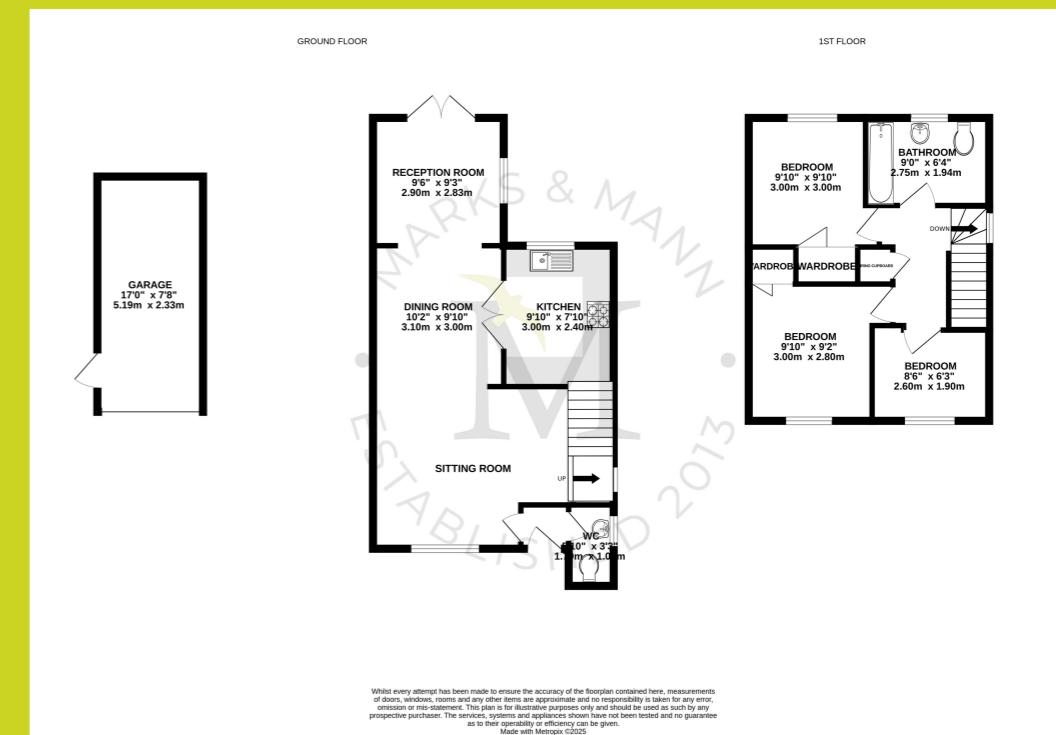
Disclaimer

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	74
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC