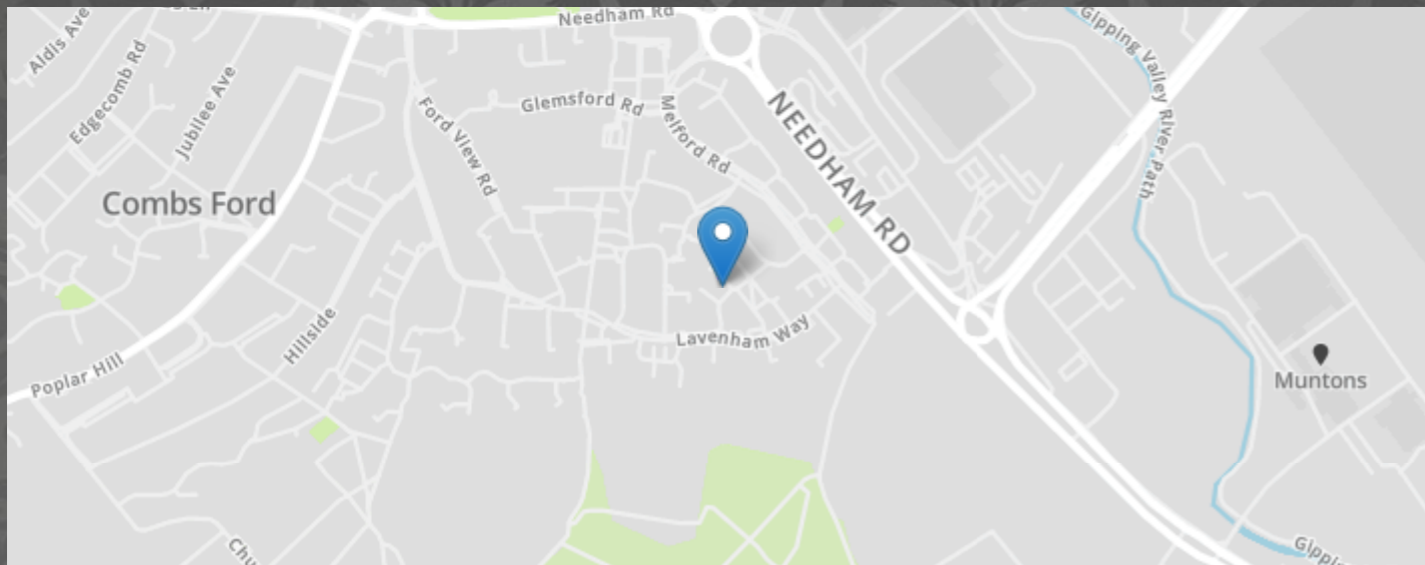


Hessett Close, Stowmarket



MARKS & MANN



- CUL-DE-SAC LOCATION
- GARAGE AND OFF ROAD PARKING
- WATER SOFTENER
- FREEHOLD
- WELL PRESENTED KITCHEN/DINER
- CORNER PLOT
- WHITE GOODS STAYING
- KARNDAN FLOORING IN LOUNGE
- VENDOR HAS FOUND ONWARD

Hessett Close, Stowmarket

Marks and Mann are pleased to bring to market this deceptively spacious THREE BEDROOM end of terrace house. The property is tucked away in a quiet CUL-DE-SAC location, on a CORNER PLOT offering a single GARAGE and DRIVEWAY for one car. Spacious reception area and open plan kitchen/diner, this family home offers a SECLUDED GARDEN. The property has been EXTENDED with a new CONSERVATORY added at the rear. ***THE VENDORS HAVE FOUND ONWARDS***

MARKS & MANN

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Website www.marksandmann.co.uk

£260,000

Hessett Close, Stowmarket

Entance Hall

Small entrance hallway, laminate flooring, a welcoming and useful space.

Cloakroom

Double glazed window to front. WC and pedestal wash basin. Radiator to the side.

Living Room

4.6m x 4.3m (15' 1" x 14' 1") Large double glazed window to front and one small double glazed window to the bottom of the stairs. Karndean flooring throughout. Vendor is currently using the under stair space as an at home office but this would provide plenty of storage space if desired. Archway leading into the kitchen/diner.

Kitchen/Diner

4.6m x 2.64m (15' 1" x 8' 8") Well presented open plan kitchen/diner, sink with drainer below a newly fitted double glazed window overlooking the rear garden. Gas hob with extractor above and single low-level oven. All white-goods are under a year old and will be staying in the property. Part tiled walls. A water softener has also been installed. Karndean flooring throughout.

Conservatory

2.36m x 1.92m (7' 9" x 6' 4") Recently added with double glazed window panels and a copper ceiling for heat control through all weathers. A bright addition to the property offering further seating.

Bedroom One

3.67m x 2.74m (12' 0" x 9' 0") Large double glazed window to front, fitted carpet, single radiator. Built-in sliding door mirrored wardrobe. Neutral décor throughout.

Bedroom Two

2.74m x 2.51m (9' 0" x 8' 3") A double bedroom with built-in wardrobe/storage cupboard. Double glazed window to rear. Radiator.

Bedroom Three

2.76m x 1.86m (9' 1" x 6' 1") Single bedroom with double glazed window to front. Radiator. Fitted carpet.

Bathroom

1.86m x 1.67m (6' 1" x 5' 6") Three piece suite to include panelled bath with shower overhead, pedestal wash hand basin and W/C. Floor to ceiling tiles and large tiled flooring. Double glazed window to rear. Heated towel radiator.

Outside

Front:
A single garage and driveway for one car, pathway leading to front door and side gate, a porch with a canopy, established front garden.

Rear:
A pathway across different levels, grass area, hardstanding area behind the garage, a shingle area at the rear of the property.

Important information

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

Location

Good access links to the A14, a short distance to the train station providing direct links into London.

Directions

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

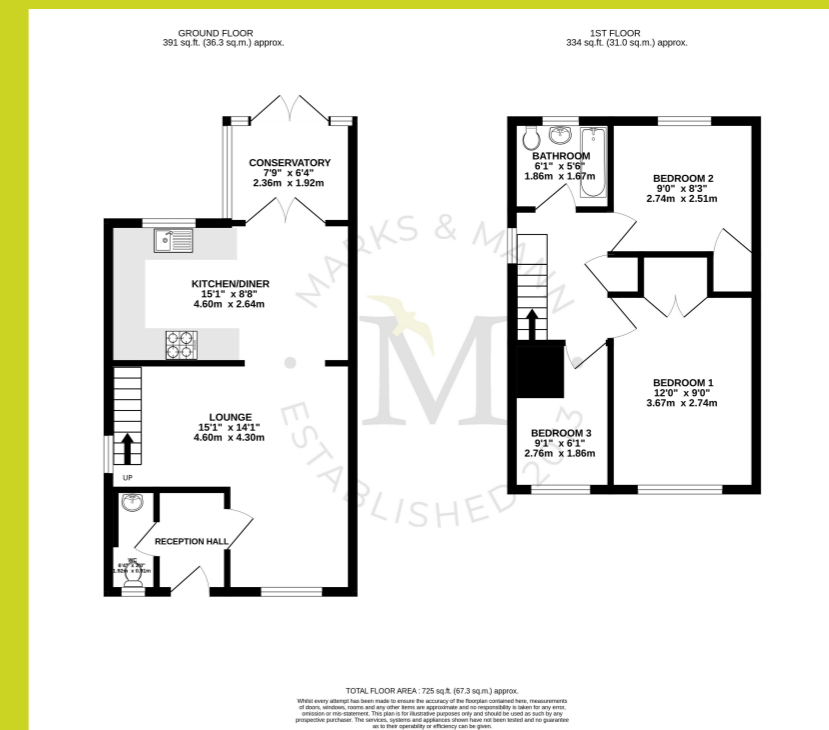
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Disclaimer

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	70	
(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	