

# MARKS & MANN



## Forward Green, Stowmarket

\*\*\*OPEN HOUSE BY APPOINTMENT ONLY SATURDAY 3RD JUNE BETWEEN 10.00am to 12.00am\*\*\*

This detached three bedroom family home has under gone a full and loving renovation throughout, situated in the popular picturesque village of Forward Green. Being offered for sale with no onward chain. The accommodation comprises of entrance porch, entrance hallway, ground floor cloakroom, open plan kitchen/diner, utility room, lounge with wood burner and tiled hearth fire place, garden room with bi fold doors overlooking countryside, family bathroom, garage. Benefits include brand new double glazed windows and doors throughout, Howdens brand new fitted kitchen and utility room, to the front of the property has driveway with off road parking for several vehicles also has view's over open countryside to the front and rear.

**£525,000 Guide Price**

VIEWING HIGHLY RECOMMENDED.

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8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

[contactstowmarket@marksandmann.co.uk](mailto:contactstowmarket@marksandmann.co.uk)

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

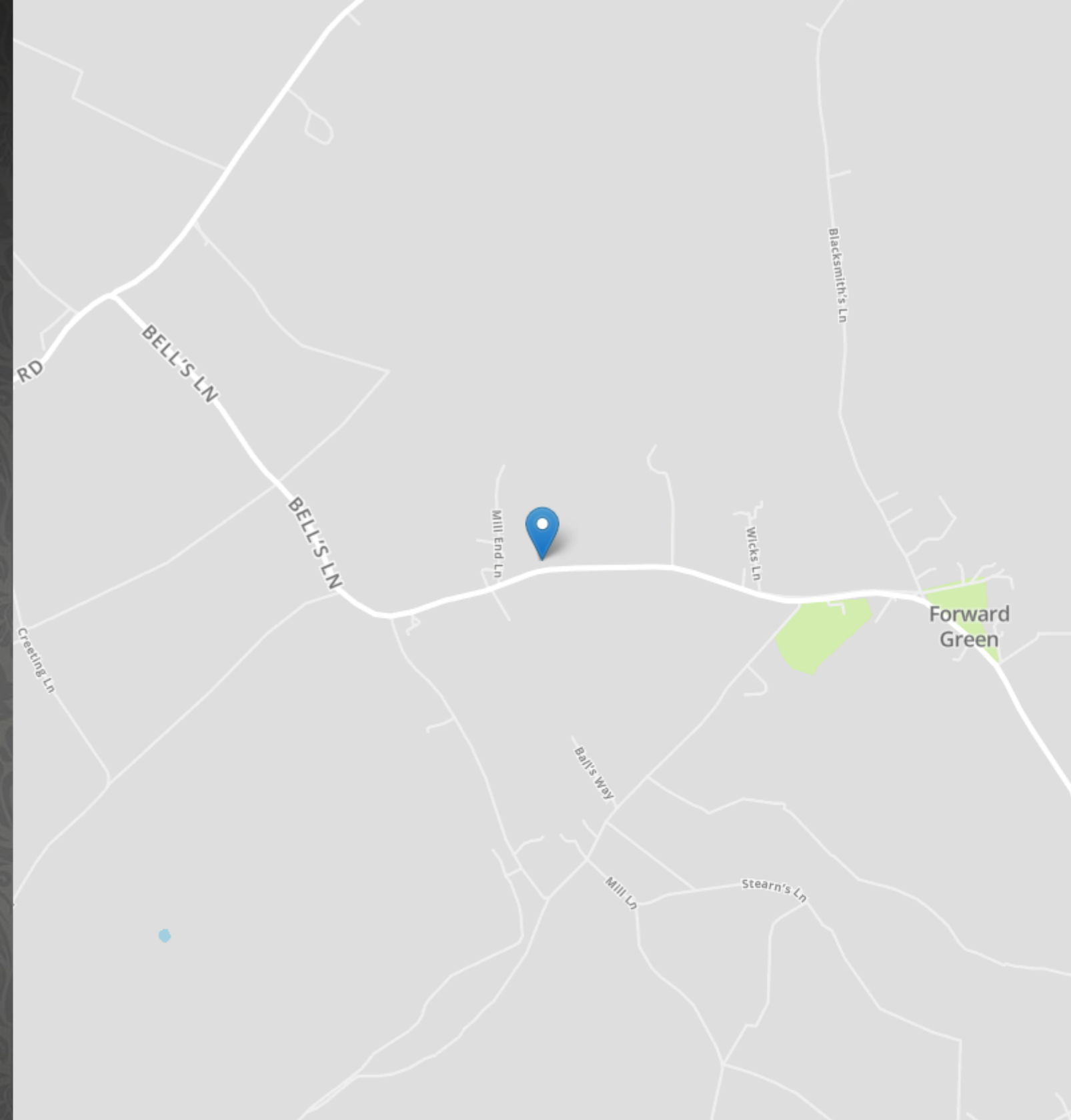


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99 - 101 Penshurst Road, Ipswich, Suffolk, IP3 8QB.

Landline 01473 396296

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)



- NO CHAIN
- BRAND NEW WINDOWS AND DOORS
- SUN ROOM
- ALL NEW OAK DOORS THROUGHOUT
- UTILITY ROOM

- BRAND NEW HOWDENS KITCHEN
- OFF ROAD PARKING AND GARAGE
- WOOD BURNER
- VIEWS OVER FARMLAND
- CLOAKROOM

#### Front

Mostly laid to lawn, Tree, Flower beds, Driveway providing off road parking for several vehicles, Stone area, Access to the rear, Outside lights.

#### Porch

Double glazed window to side , Two double glazed panels to front, Tiled flooring, Radiator.

#### Entrance Hall

Stairs to first floor with Oak square handrail and clamped glass balustrade, Vertical radiator.

#### Lounge

3.57m x 5.01m (11' 9" x 16' 5") Double glazed window to front and side, Wood burner with tiled hearth, spot lights, Radiator.

#### Kitchen/ Dining Room

3.03m x 5.50m (9' 11" x 18' 1") Double glazed window to side, One and half sink with mixer tap and drainer, Laminated worktop, High gloss wall and base fitted units with cupboards and drawers, spot lights, Under stairs cupboard with light, Radiator, Door to utility room.

#### Garden Room

2.90m x 3.94m (9' 6" x 12' 11") Double glazed bi fold doors to rear, Spot lights, Double glazed roof lantern, Radiator.

#### Utility Room

2.40m x 2.65m MAX (7' 10" x 8' 8" MAX) Double glazed window to rear, Door to side, Spot lights, Floor mounted units with laminated worktop, Plumbing for washing machine, Sky light, Door to garage.

#### Cloakroom

Double glazed window side, Low level W.C. Spot lights, Chrome heated towel rail, Hand wash basin in vanity unit.

#### Landing

Double glazed window to side, Air cupboard.

#### Bedroom One

2.84m x 5.54m (9' 4" x 18' 2") Double glazed window to front, Spot lights, Radiator.

#### Bedroom Two

3.04m x 3.58m (10' 0" x 11' 9") Double glazed window to rear, Radiator.

#### Bedroom Three

2.65m x 3.57m (8' 8" x 11' 9") Double glazed window to side, Built in cupboard. Radiator.

#### Bathroom

Double glazed window to rear, P shaped bath with shower above, Part tiled, Low level W.C. Hand wash basin in vanity unit, Heated towel rail.

#### Rear Garden

Mostly laid to lawn, Patio area, Green house, Two sheds, Outside lighting, Outside tap, Outside double socket, Path leading to the front, Views over open country side.

#### Garage

Brand new up and over door, Power and light connected.

£5,000 Towards flooring throughout

From Floor Dimensions Ltd in Stowmarket.

#### Agents note:

All light and plug socket's are brushed steel ( some plug socket's have USB charger).

Brand new Howden's fitted kitchen.

All new windows and doors throughout.

Property has be newly re-wired.

New radiators and pipe work throughout.

New garage door.

All new Sanitary ware and fittings.

#### 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.

#### 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.

#### Useful Information

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit: [www.rightmove.co.uk/broadband-speed-in-my-area](http://www.rightmove.co.uk/broadband-speed-in-my-area) for this information.

#### Council Tax Band

At the time of instruction the council tax band for this property is band D.