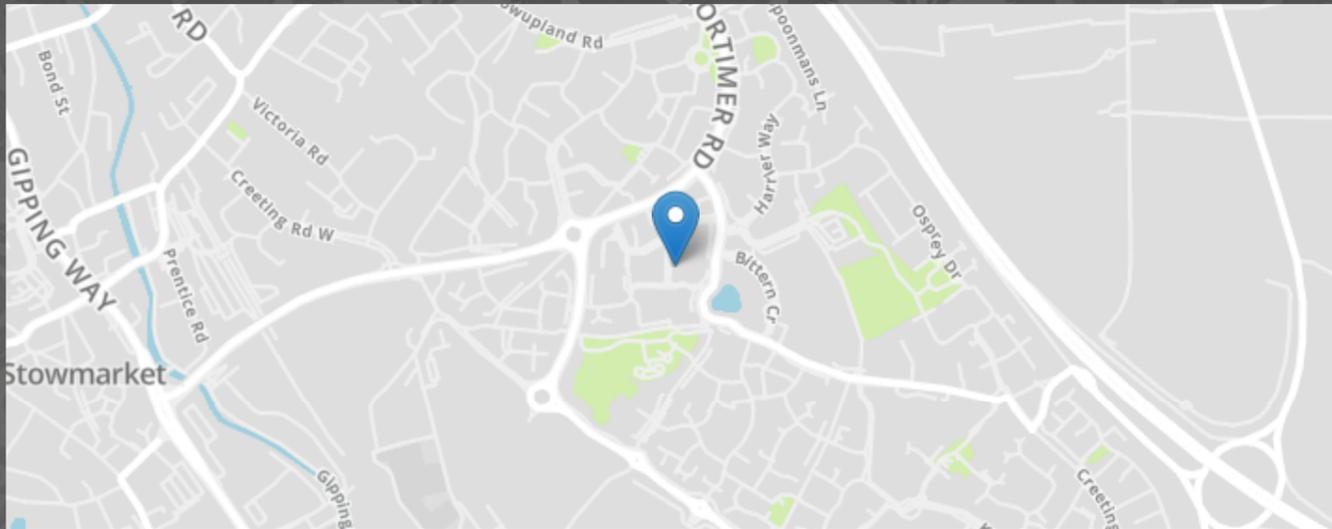


Warbler Way, Stowmarket



- NO ONWARD CHAIN
- TWO CAR PORT PARKING SPACES (REAR ACCESS)
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES

- PRIMARY BEDROOM WITH EN-SUITE & WALK-IN WARDROBE
- LARGE, LANDSCAPED REAR GARDEN
- IDEAL FOR FIRST-TIME BUYERS, FAMILIES OR INVESTORS
- CLOAKROOM, FAMILY BATHROOM AND EN-SUITE

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MARKS & MANN



Warbler Way, Stowmarket

Offered with NO ONWARD CHAIN, this beautifully presented THREE BEDROOM SEMI-DETACHED HOME enjoys a tucked-away position within a popular modern development in Stowmarket. From the moment you arrive, the property impresses with its smart kerb appeal, landscaped frontage and the reassurance of TWO CAR PORT SPACES, conveniently accessed via a rear garden gate. Inside, the home is stylish, light and exceptionally well cared for, offering a perfect balance of contemporary living and practical family space. Highlights include a spacious sitting room, a modern kitchen/dining room ideal for everyday living and entertaining, THREE WELL-PROPORTIONED BEDROOMS, including a generous PRIMARY SUITE WITH EN-SUITE SHOWER ROOM AND WALK-IN WARDROBE, and a beautifully landscaped rear garden designed for both relaxation and enjoyment. This is a home that truly feels ready to move straight into.

£270,000 Offers in Excess of

Warbler Way, Stowmarket

Warbler Way, Stowmarket

GROUND FLOOR

ENTRANCE HALL

A welcoming hallway with wood-effect flooring, setting the tone for the rest of the home. There is useful storage, access to the downstairs cloakroom, and stairs rising to the first floor.

CLOAKROOM

Fitted with a modern two-piece suite comprising WC and wash hand basin, complemented by tiled splashbacks and wood-effect flooring — perfect for guests and everyday convenience.

SITTING ROOM

A bright and comfortable reception space featuring soft carpet flooring, neutral décor and a generous layout allowing for a range of seating options. The room enjoys plenty of natural light and provides a cosy yet spacious setting for relaxing evenings. Double French doors leading to the rear garden. Dual aspect views with double glazed windows to the front aspect. Radiator.

KITCHEN / DINING ROOM

A stylish and functional heart of the home, fitted with a modern range of wall and base units, laminate worktops, integrated oven and gas hob with extractor, space for appliances and a stainless-steel sink positioned beneath the window overlooking the garden. The wood-effect flooring continues through the space, with ample room for a family dining table. Radiator. Double aspect with double glazed windows to the front and rear.

FIRST FLOOR

FIRST FLOOR LANDING

A bright landing providing access to all bedrooms, the family bathroom and useful storage.

PRIMARY BEDROOM

A generous double bedroom finished with carpet flooring and enjoying a peaceful outlook. The room benefits from a walk-in WARDROBE, providing excellent storage, and leads through to a private en-suite — creating a superb primary suite. Double glazed window to the front aspect. Radiator.

EN-SUITE SHOWER ROOM

Fitted with a three-piece suite comprising a walk-in shower enclosure, WC and wash hand basin, finished with tiled splashbacks and practical flooring. A stylish and convenient addition to the primary bedroom. Double glazed frosted window the rear aspect.

BEDROOM TWO

A well-proportioned double bedroom with carpet flooring, ideal for guests, children or as a home office, offering flexibility to suit a variety of needs. Double glazed window to the front aspect. Radiator.

BEDROOM THREE

A further bedroom with carpet flooring perfect as a child's room, nursery or study. Double glazed window to the rear aspect. Radiator. Potential for bunkbed/storage to be left.

FAMILY BATHROOM

Fitted with a three-piece suite comprising panelled bath with shower attachment, WC and wash hand basin, complemented by tiled walls and wood-effect flooring. A bright and well-maintained family bathroom serving bedrooms two and three. Double glazed frosted window to the front aspect.

OUTSIDE

REAR GARDEN

The LARGE, LANDSCAPED REAR GARDEN is a real highlight of the home. Thoughtfully designed, it offers a paved patio area for seating and entertaining, a generous lawn and raised sections adding interest and structure. The tortoise house area will be removed, while the gym poles will remain (or can be cut back if preferred), allowing the next owner to tailor the space to their lifestyle. Gated rear access leads directly to the TWO CAR PORT PARKING SPACES, making everyday living exceptionally practical.

LOCATION

Warbler Way is ideally positioned for access to local schools, shops, green spaces and everyday amenities, while Stowmarket town centre offers a mainline railway station with connections to Ipswich, Cambridge and London Liverpool Street. The A14 is easily accessible, making this an excellent choice for commuters, families and buyers seeking a balance of convenience and community living.

Important information

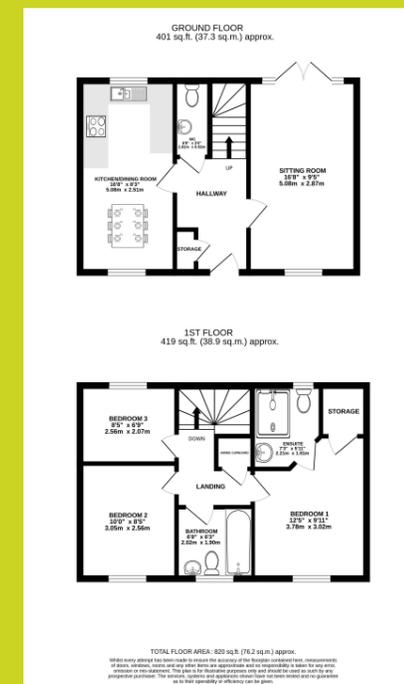
Tenure – Freehold.
 Services – We understand that mains gas, electricity, water and drainage are connected to the property.
 Council tax band - C
 EPC rating - C

Disclaimer

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.

