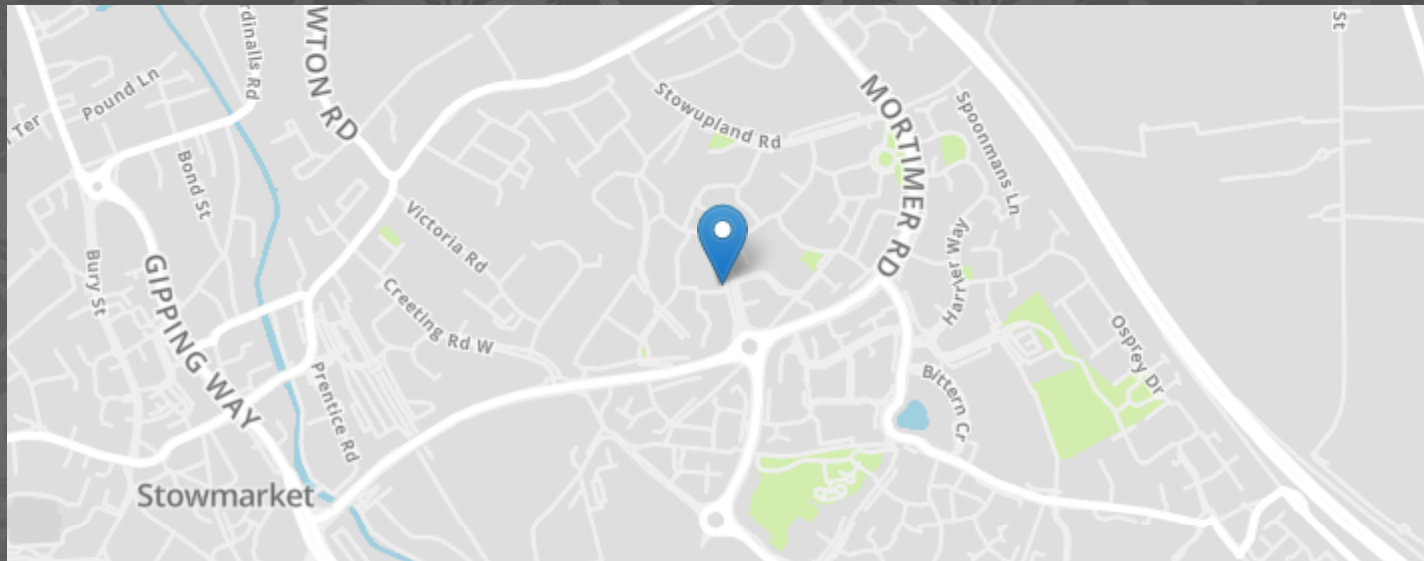


## Phoenix Way, Stowmarket



- GARAGE AND PARKING
- CLOSE TO LOCAL AMENITIES AND BUS ROUTES
- TWO EN-SUITES, FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM
- THREE STOREY FAMILY HOME
- TIERED REAR GARDEN
- NO ONWARD CHAIN

# MARKS & MANN

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# MARKS & MANN



## Phoenix Way, Stowmarket

\*\*\*NO ONWARD CHAIN\*\*\*

Marks and Mann are pleased to bring to market this THREE/FOUR bedroom Mid Terraced TOWNHOUSE. Located in the popular cedars development. This property has the benefit of a GARAGE and parking space and is only a short distance from the Town Centre, train station and local amenities. The property offers good size living over three storeys, with kitchen, cloakroom and study/dining to the ground floor, reception area and bedroom with en-suite to the first floor and bedroom with en-suite, further bedroom and bathroom to the second floor. There are TWO EN-SUITES, family bathroom and cloakroom. The rear garden is easily maintained and offers tiered levels and access to the parking and garage.

**£280,000 Offers in Excess of**



Phoenix Way, Stowmarket

Ground Floor

Kitchen/Diner

Well presented kitchen/diner with tiled flooring and neutral décor. The kitchen has inset spotlights throughout and natural light flowing through from the double glazed window and door to rear garden. There is floor and overhead units offering ample storage, freestanding large Beko oven with overhead extractor fan and integrated appliances to include dishwasher and fridge/freezer. Space for dining and seating if desired and as currently laid out. Radiator.

Study/Dining Room

The benefit of this property is the multi-functional use of the rooms throughout, the downstairs dining room is currently being used for storage but could offer a snug, office or reception area. The room has fitted carpet and neutral décor. Made to measure blinds. Radiator. Double glazed window to front aspect.

Cloakroom

Generous sized ground floor cloakroom with modern décor and tiled flooring. The cloakroom features a WC and wash basin. Extractor fan. Partly tiled walls.

First Floor

Main Bedroom

Generous sized double bedroom with carpet, neutral décor, two double glazed windows to the front aspect and radiator. This bedroom features built-in wardrobes offering plenty of storage space and a good sized en-suite. The en-suite includes a three piece suite comprising of double walk-in shower, WC and wash basin. The en-suite has large tiled flooring and partly tiled walls. Wall mounted mirror. Extractor fan and radiator.

Reception/Bedroom

Large reception room located on the first floor, this room is filled

with natural light and features TWO JULIETTE balconies. The reception has fitted carpet and modern décor with a feature wall. The room is currently laid out as a reception but could be used as a large bedroom. Radiator.

Second Floor

Bedroom Two

Double bedroom with fitted carpet and modern décor including feature wall. This bedroom also features a built in storage cupboard, two double glazed windows to the rear aspect and radiator. The en-suite includes a walk-in shower, WC and wash basin. Tiled flooring and partly tiled walls. Extractor fan. Radiator.

Bathroom

This family bathroom offers a three piece suite to include bath, WC and wash basin. Tiled flooring and neutral décor. Extractor fan. Partly tiled walls.

Bedroom Three

The third bedroom offers space for a double bed and storage. The room is currently being used as an at home office/snug room. There is fitted carpets and neutral décor and also offers two double glazed windows to the front aspect. Loft access through this room. Radiator.

Outside

Front;  
The front of the property has slate shingle with a pathway leading to the front entrance. Canopy style porch and outside light.  
Rear;  
The rear garden is easily maintained with a patio area to the ground tier, providing plenty of space for seating. Steps leading to the top tier which includes artificial grass with pathway leading to the gate at the rear. Fully enclosed garden with outside tap. The rear gate provides access to the driveway for one car and single garage.

Phoenix 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

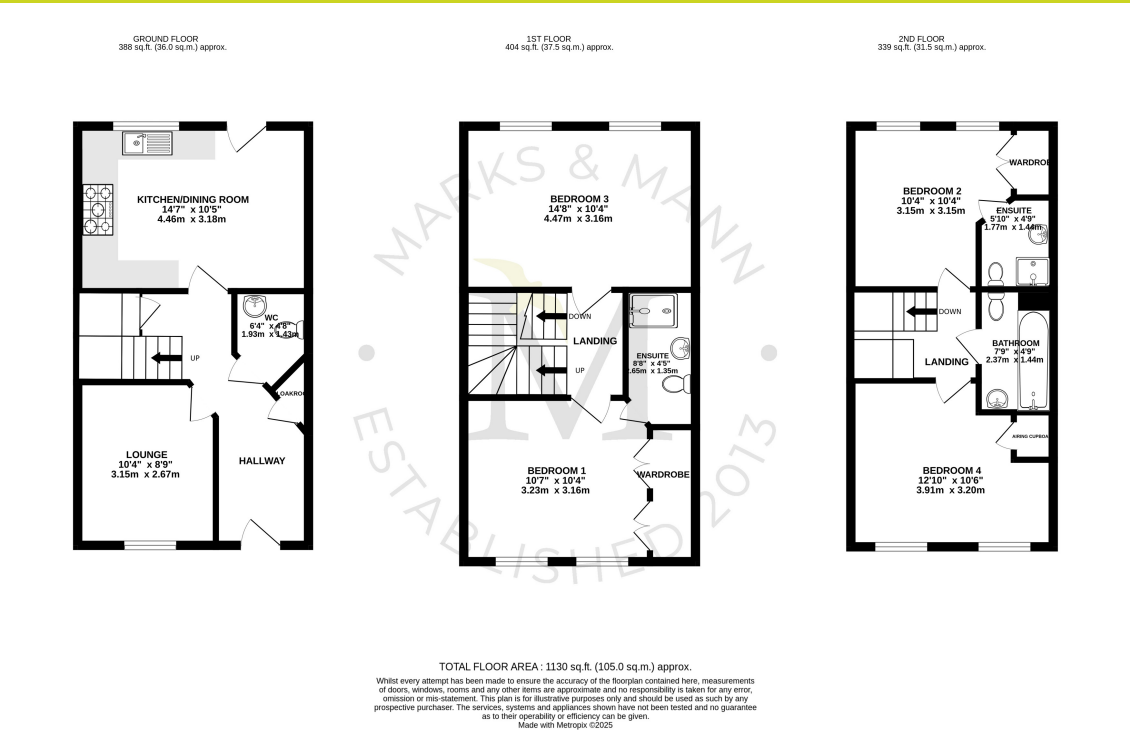
Disclaimer

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.

