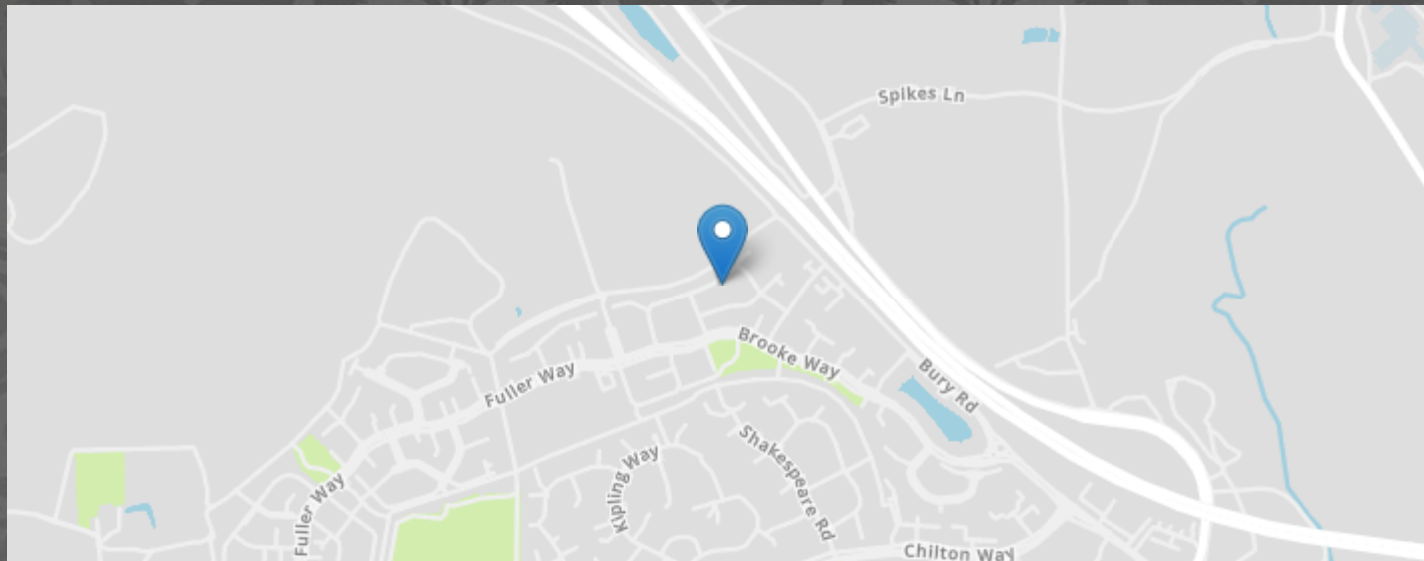


## Sassoon Crescent, Stowmarket



- REMAINING NHBC WARRANTY
- OPEN-PLAN KITCHEN / LIVING / DINING SPACE
- GROUND FLOOR CLOAKROOM
- LANDSCAPED REAR GARDEN WITH SHED TO REMAIN
- KARNDÉAN FLOORING IN LIVING/KITCHEN/DINING
- POPULAR NORTHFIELD VIEW DEVELOPMENT
- INTEGRATED KITCHEN APPLIANCES
- PRIMARY BEDROOM WITH EN-SUITE SHOWER ROOM
- HALF-BOARDED LOFT WITH LADDER
- DRIVEWAY FOR TWO CARS

# MARKS & MANN

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# MARKS & MANN



## Sassoon Crescent, Stowmarket

Occupying a pleasant position within the popular Northfield View development, this well-presented TWO BEDROOM SEMI-DETACHED HOME offers stylish, modern living with the reassurance of REMAINING NHBC WARRANTY. The property has been thoughtfully maintained and enhanced by the current owners, featuring KARNDÉAN FLOORING THROUGHOUT THE LIVING/KITCHEN/DINING, a contemporary open-plan living layout and a LANDSCAPED REAR GARDEN ideal for both relaxing and entertaining. Internally, the accommodation flows beautifully, beginning with a welcoming entrance area benefitting from DOUBLE FITTED STORAGE, leading into a bright and sociable kitchen/living/dining space with French doors opening directly onto the garden. Upstairs, the home offers two generous bedrooms, including a primary bedroom with EN-SUITE SHOWER ROOM, along with a modern family bathroom. Additional benefits include a GROUND FLOOR CLOAKROOM, LOFT STORAGE (HALF BOARDED WITH LADDER) and integrated kitchen appliances. This is an ideal purchase for first-time buyers, professionals or those seeking a modern home within a well-connected and family-friendly location.

**£260,000 Guide Price**



## Sassoon Crescent, Stowmarket

### Ground Floor

#### ENTRANCE HALL

The front of the property welcomes you into a practical entrance area, designed with everyday living in mind. There is DOUBLE FITTED STORAGE providing excellent space for coats, shoes and household items, keeping the main living areas clutter-free and the current vendors have their washing machine located here. The KARNDEAN FLOORING, which continues throughout the ground floor, adds both durability and a contemporary finish.

A modern GROUND FLOOR CLOAKROOM is conveniently positioned off the entrance and comprises a low-level WC and wash hand basin — ideal for guests and day-to-day use. Extractor fan. Double glazed frosted window. Radiator. Vinyl flooring.

#### KITCHEN / LIVING / DINING AREA

The heart of the home is the impressive open-plan kitchen and living space, flooded with natural light and designed for modern lifestyles.

The KITCHEN AREA is fitted with a range of sleek units complemented by work surfaces and a tiled splashback. Integrated appliances include a FRIDGE/FREEZER, OVEN and OVERHEAD EXTRACTOR FAN, ensuring a clean and streamlined look. There is ample storage and preparation space, with the layout flowing seamlessly into the living and dining areas.

The LIVING SPACE is warm and inviting, comfortably accommodating a range of seating arrangements, while still allowing space for a dining table. French doors open directly onto the rear garden, creating a strong connection between indoor and outdoor living — perfect for entertaining during warmer months.

### FIRST FLOOR

#### LANDING

The first-floor landing provides access to both bedrooms and the main bathroom. A loft hatch gives access to the HALF-BOARDED LOFT, complete with a fitted ladder, offering valuable additional storage.

#### BEDROOM ONE

The primary bedroom is a well-proportioned double room, enjoying a peaceful outlook and offering ample space for bedroom furniture. Finished in neutral tones, the room feels calm and relaxing. This bedroom is located at the back of the property with garden views. Double glazed window. Radiator. Carpet.



A key feature of the room is the EN-SUITE SHOWER ROOM, making this an ideal main bedroom for modern living.

#### EN-SUITE SHOWER ROOM

The en-suite is fitted with a contemporary THREE-PIECE SUITE, comprising a shower enclosure, low-level WC and wash hand basin. The space is finished with modern tiling and benefits from a CHROME HEATED TOWEL RAIL, adding both comfort and a stylish touch. Extractor fan. Vinyl flooring.

#### BEDROOM TWO

Bedroom two is another well-sized and versatile room, currently arranged as a nursery but equally suitable as a guest bedroom, home office or dressing room. The room is light and airy, with space for a bed and additional furniture as required, making it adaptable to a variety of needs. There is a freestanding wardrobe which can be left at request. Two double glazed windows to the front aspect. Radiator. Carpet.

#### FAMILY BATHROOM

The main bathroom is fitted with a modern THREE-PIECE SUITE, comprising a panelled bath with shower over, low-level WC and wash hand basin. Finished with neutral tiling and vinyl flooring, the room offers a clean, contemporary feel. Unlike the en-suite, this bathroom does not include a chrome towel rail but does have a standard radiator, maintaining a simple and practical layout ideal for family use. Extractor fan.

### OUTSIDE

#### REAR GARDEN

The LANDSCAPED REAR GARDEN has been thoughtfully designed to offer both functionality and low maintenance. A paved patio area provides space for outdoor dining and seating, while the lawn creates a pleasant green outlook and room for children or pets to enjoy.

The garden also benefits from a TIMBER SHED, which will remain with the property and provides useful storage for garden tools, bikes or outdoor equipment. The layout offers potential for further personalisation, such as additional seating areas, raised planters or play equipment, subject to individual needs.

#### LOCATION

SASSOON CRESCENT is situated within the sought-after Northfield View development on the outskirts of STOWMARKET, offering a modern residential

setting with excellent access to local amenities. Stowmarket town centre provides a range of shops, supermarkets, cafés and leisure facilities, along with a mainline railway station offering direct services to LONDON LIVERPOOL STREET.

The area is well-placed for access to the A14, making it ideal for commuters travelling towards Ipswich, Bury St Edmunds and Cambridge. The development is popular with families and professionals alike, benefitting from nearby green spaces, schooling options and a strong community feel.

#### Important information

Tenure – Freehold.  
Development Charges - £220.00PA - current year paid.  
Services – We understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band - B  
EPC rating - B

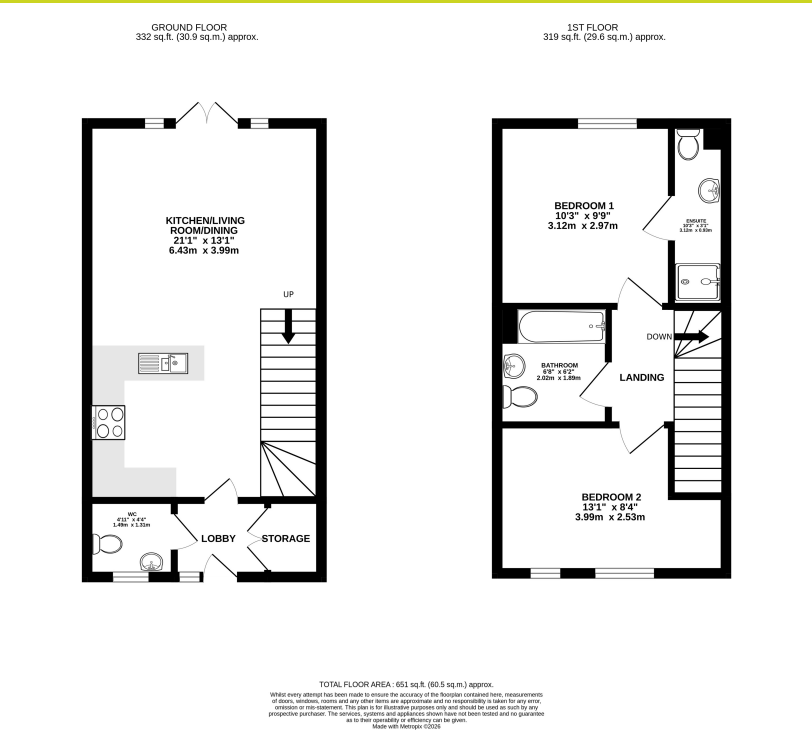
## Sassoon Crescent, Stowmarket

#### 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.

