

- GARAGE
- FOUR BEDROOMS
- CONSERVATORY
- EASY A14 ACCESS AND PLENTY OF LOCAL AMENITIES

- OFF ROAD CAR PARKING
- EN-SUITE & BATHROOM
- NO ONWARD CHAIN

**MARKS & MANN**



### Eagle Close, Stowmarket

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

Marks and Mann are pleased to bring to market this FOUR bedroom SEMI-DETACHED 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 very good size living space over three storeys, with kitchen/diner, cloakroom, lounge and conservatory to the ground floor, master bedroom with en-suite, another double bedroom and the family bathroom to the first floor and WC and two further bedrooms to the second floor. There is one EN-SUITE, family bathroom and TWO cloakrooms in total. The rear garden is easily maintained and offers tiered levels and access to the garage.

**£325,000**

**MARKS & MANN**

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## Lounge

4.57m x 3.55m (15' 0" x 11' 8")

A large but cozy space which is very well presented and has been carpeted throughout. The bay window allows for more seating as well as more natural light. Radiator. Gas fire.

## Kitchen/Diner

5.79m x 3.04m (19' 0" x 10' 0")

An extremely spacious room which includes ample kitchen storage and worktop space as well as more than enough room for a large dining table as well. Has access out into the conservatory which in turn accesses the garden. Plenty of natural light enters the space due to the conservatory. Radiators and a mix of integrated and free standing appliances.

## first floor

### Bathroom

2.68m x 2.16m (8' 10" x 7' 1")

A stylish four piece suite which includes wash basin, WC, full length bath and separate shower. Tiled flooring and partially tiled walls.

### Bedroom 1

3.65m x 3.53m (12' 0" x 11' 7")

A very large double bedroom with built-in wardrobes as well. Carpeted throughout with large amounts of walking space. Radiator. Bay window allows for a lot of natural light to enter the room. It also has access into the en-suite as well. The en-suite itself is a three piece suite with shower, wash basin and WC. A very modern style with heated towel rail. Tiled flooring and partially tiled walls.

### Bedroom 2

3.63m x 2.86m (11' 11" x 9' 5")

A large double bedroom with ample space for large storage units. Has an outlook over the rear garden. Carpeted throughout. Big double glazed window. Radiator.

## second floor

### Bedroom 3

3.79m x 2.89m (12' 5" x 9' 6")

A double bedroom with more than enough space for storage units as well. Carpeted throughout with extra eaves storage. Radiator. Double glazed window.

### Bedroom 4

3.79m x 2.23m (12' 5" x 7' 4")

A good sized double bedroom currently laid out as a spare room and home office. Carpeted throughout with eaves storage as well. Radiator. Double glazed window.

### Important Information

Tenure - Freehold.

Services - we understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band D.

EPC rating TBC

Our ref: JS.

### Directions

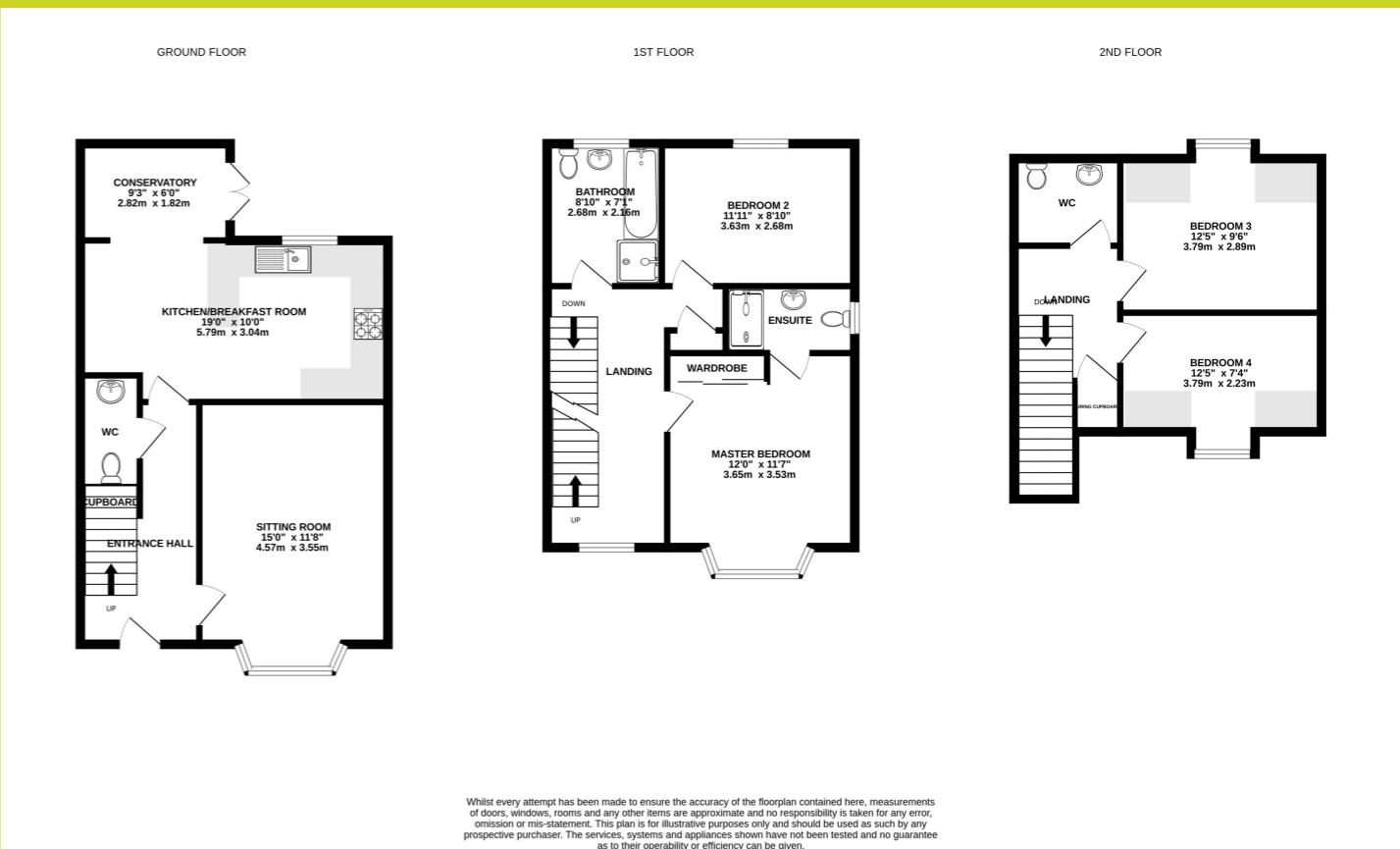
Using a SatNav, please use IP14 5GY as the point of destination.

### Disclaimer

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### 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The above floor plans are not to scale and are shown for indication purposes only.

