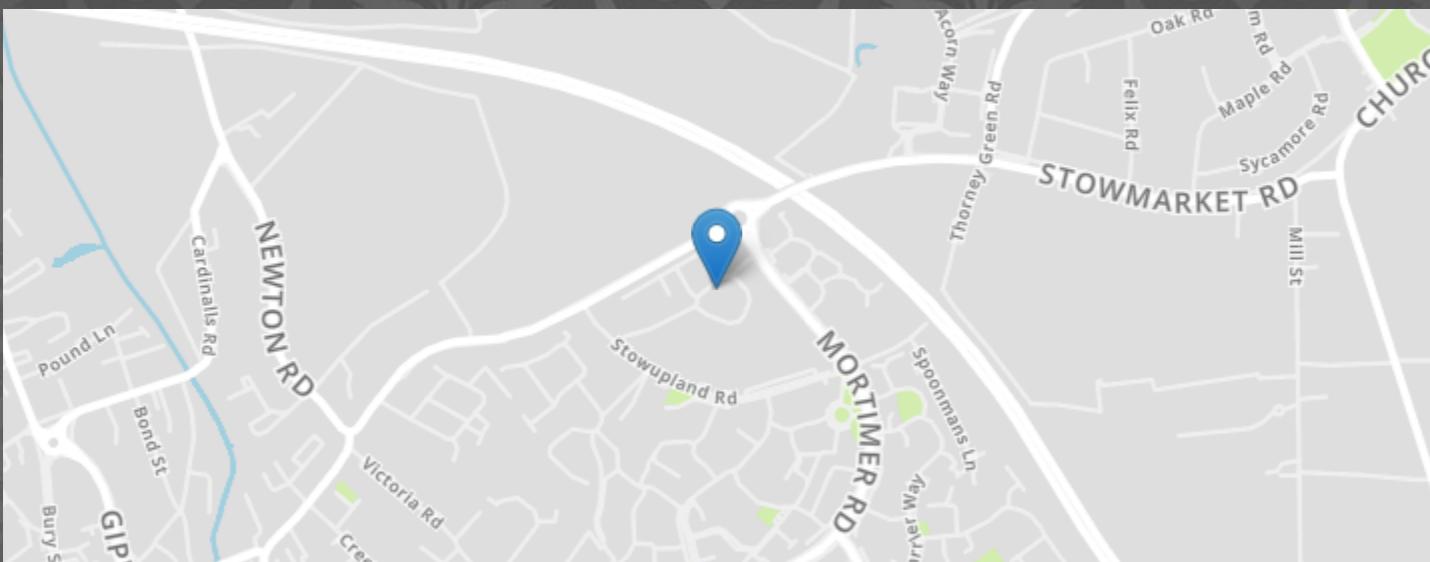


## Greenfinch Close, Stowmarket



- VENDOR HAS FOUND ONWARD
- CONSERVATORY
- CLOSE TO LOCAL AMENITIES
- WELL PRESENTED ACCOMMODATION

- GARAGE AND PARKING SPACES
- BATHROOM, CLOAKROOM AND EN-SUITE
- ENCLOSED REAR GARDEN
- SPACIOUS KITCHEN

# MARKS & MANN



## Greenfinch Close, Stowmarket

\*\*\*VENDOR HAS FOUND ONWARD\*\*\*

Welcoming to market this deceptively spacious THREE BEDROOM DETACHED house located in the popular area of Cedars within Stowmarket. This property benefits having TWO PARKING SPACES AND SINGLE GARAGE with power. The front of the property beams with curb side appeal featuring steps leading up to the modern front door, canopy porch above and outside light. There is a good size fitted kitchen, spacious reception area, CONSERVATORY, cloakroom, three bedrooms, main bathroom and en-suite to the primary. The rear garden is easily maintained and fully enclosed. Call now to book your viewing slot!

# MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.  
01449 867 590  
contactstowmarket@marksandmann.co.uk  
Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

**£300,000 Offers in Excess of**

# Greenfinch Close, Stowmarket

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## Ground Floor

### Kitchen

Well presented fitted kitchen with floor and overhead units, ample worktop space and integrated oven. Space for fridge/freezer, washing machine and dishwasher if desired. There is fitted flooring and neutral décor throughout. The kitchen features a gas hob top with overhead extractor fan, partly tiled splash backs and modern light fitting. Radiator. Double glazed window to the front aspect.

### Cloakroom

Stylish ground floor cloakroom with WC and wash basin. Fitted oak effect flooring, modern décor with two feature walls. Radiator. Extractor fan.

### Reception

Spacious reception area with space for dining table and chairs. Fitted oak effect flooring, neutral décor with feature wall. Double French doors leading to the conservatory. Under stair storage cupboard. Wall mounted oak shelf. Radiator.

### Conservatory

The conservatory is currently being used as a snug area, but would offer a great space for an at home office or dining room. Tile effect flooring. Triple aspect with double glazed full length windows and double French doors leading to the garden.

## First Floor

### Primary Bedroom

Generously sized double bedroom with fitted carpet and neutral décor with feature wall. The bedroom benefits from having a double built-in wardrobe with mirrored sliding doors. Double glazed window to the front aspect. Radiator. There is a well presented en-suite to include walk-in shower, WC and wash basin. Tile effect flooring, partly tiled walls and modern décor. Extractor fan. Double glazed frosted window. Radiator.

### Bedroom Two

Double bedroom currently laid out with a single bed in the alcove and storage units behind the entrance. The bedroom has fitted carpet and neutral décor. Double glazed window to the rear aspect. Radiator.

### Bedroom Three

Spacious single bedroom with fitted carpet, double glazed window to the rear aspect. Radiator.

### Bathroom

Recently refreshed with neutral décor. Fitted with a three piece suite to include bath with handheld shower attachment, WC and wash basin. Wall mounted wooden shelf. Extractor fan. Modern fitted tile effect flooring. Radiator.

### Outside

Front:  
Garage and driveway to the side of the property, parking space available to the front of the property. Steps leading to the front of the property with a canopy porch and outside light. Hedge to the front of the property with small pebbles below.  
Rear:  
Patio area for seating and large laid to lawn area. Established tree to the rear of the garden. Fully enclosed. Access to the garage.

### Important Information

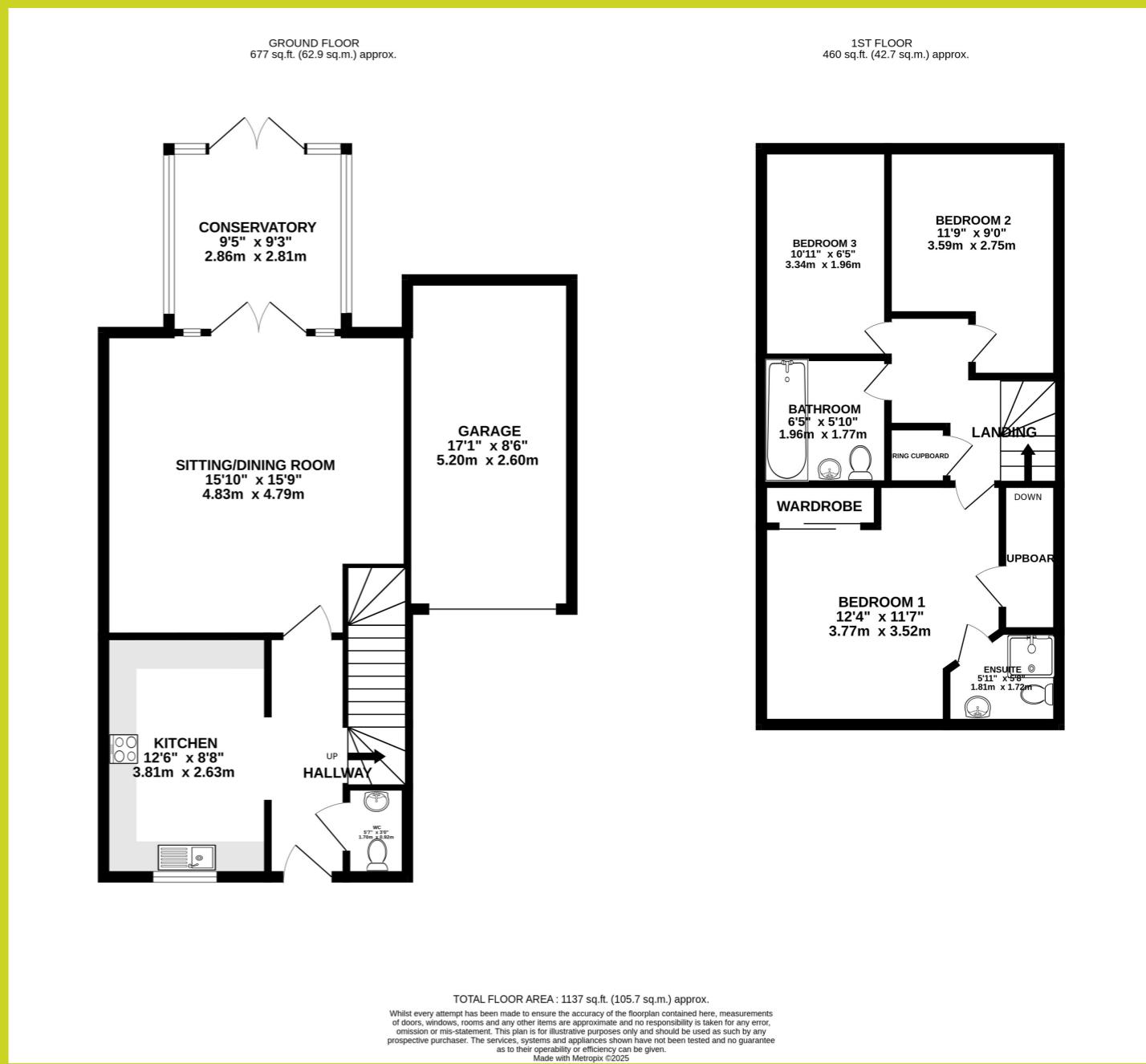
Tenure - Freehold.  
Services - We understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band - B  
EPC rating - C

### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	90	
(81-91)	B	78	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	