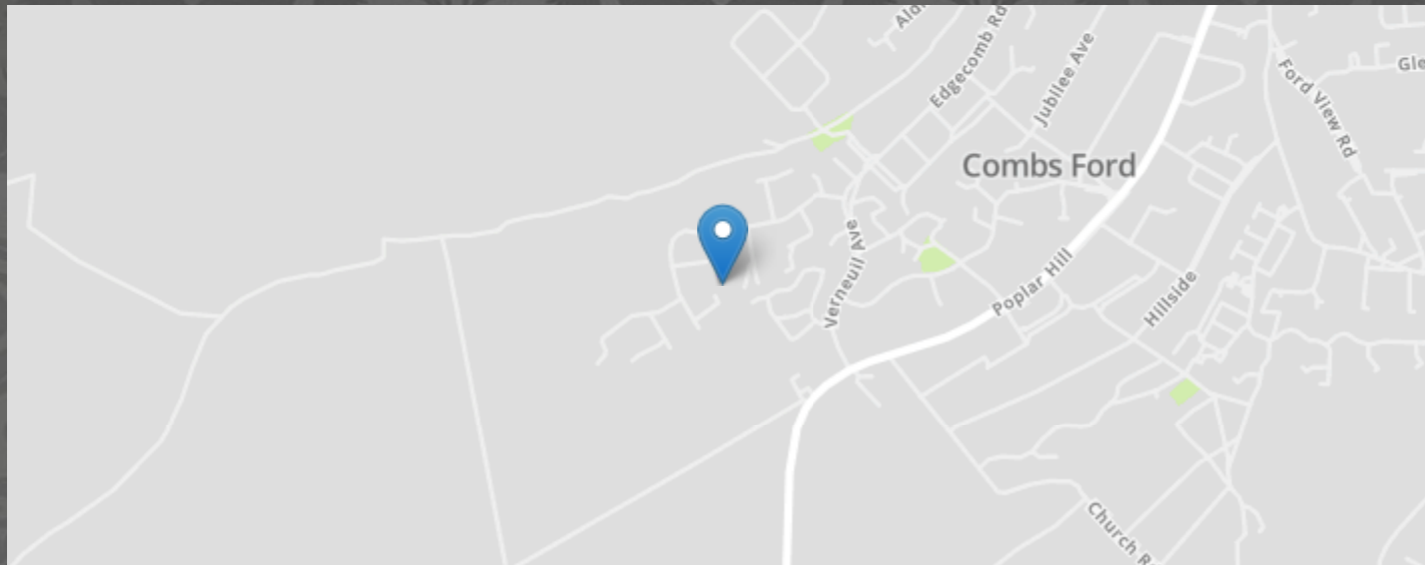


Wheelwright Close, Combs, Stowmarket



- DOUBLE GARAGE & DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- CONSERVATORY
- ENSUITE TO BEDROOM ONE
- KITCHEN / BREAKFAST ROOM

- THREE BEDROOM BUNGALOW
- FAMILY BATHROOM
- LOUNGE
- GAS CENTRAL HEATING

MARKS & MANN

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MARKS & MANN



Wheelwright Close, Combs, Stowmarket

Rarely available is this detached bungalow situated on the popular Edgecomb Park area of Stowmarket. Comprising of entrance hallway, spacious living room, modern kitchen/Breakfast room with built in appliances, three double bedrooms, To the main bedroom there is a modern ensuite along with a further bathroom. The property benefits from gas central heating and is fully double glazed throughout. The rear garden is mostly laid to lawn with patio area.

To the side of the property is the DOUBLE GARAGE accessed via a personal door from the rear garden, Up and over door to the front. In front of the garage there is off road parking.

The bungalow is situated within walking distance to amenities in Combs Ford and local bus routes. Located towards the edge of the development the property has public footpaths right on its doorstep ready to explore the Suffolk countryside.

£425,000

Wheelwright Close, Combs, Stowmarket

Front

Block paved driveway, Side gate, Shingle area, Laid to lawn with flowers and shrubs, Path to storm porch and front door. Outside light.

Entrance Hall

Airing cupboard, Built in cupboard, Radiator.

Lounge

3.25m x 4.54m (10' 8" x 14' 11") Double glazed French doors, coving, Radiator.

Kitchen/Breakfast Room

3.37m x 4.02m (11' 1" x 13' 2") Double glazed window and door to rear, 1 1/2 stainless steel sink with drainer and mixer tap, Laminate worktop, Range of eye level units and base units with cupboards and drawers, Electric hob with extractor hood, Double eye level ovens, Integrated fridge/freezer, Integrated washing machine, Integrated dishwasher, Part tiled, Spot lights, Coving, Radiator.

Conservatory

2.70m x 4.15m (8' 10" x 13' 7") French doors to rear, Laminate flooring.

Bedroom One

4.16m x 4.21m (13' 8" x 13' 10" Max dimension includes depth of wardrobes) Double glazed window to front, Two double built in wardrobes, Coving.

Ensuite

Double glazed window to rear, Low level W.C. Chrome heated towel rail, Shower, Part tiled, Basin in vanity unit.

Bedroom Two

2.98m x 3.16m (9' 9" x 10' 4") Double glazed French doors to rear, Coving, Radiator.

Bedroom Three

2.98m x 2.18m (9' 9" x 7' 2") Double glazed window to front, Coving, Radiator.

Bathroom

Double glazed window to side, Low level W.C. Basin in vanity unit, Panelled bath, Part tiled, Chrome heated towel rail, Coving, Spot light, Extractor fan.

Rear Garden

Mostly laid to lawn, Patio area, Trees, Outside tap, Shingle area, Side gate.

Double garage

5.62m x 5.64m (18' 5" x 18' 6") Double garage with up and over doors, Power and light connected, Personnel door to the rear.

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. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Wheelwright Close, Combs, Stowmarket

Money Laundering Regulations

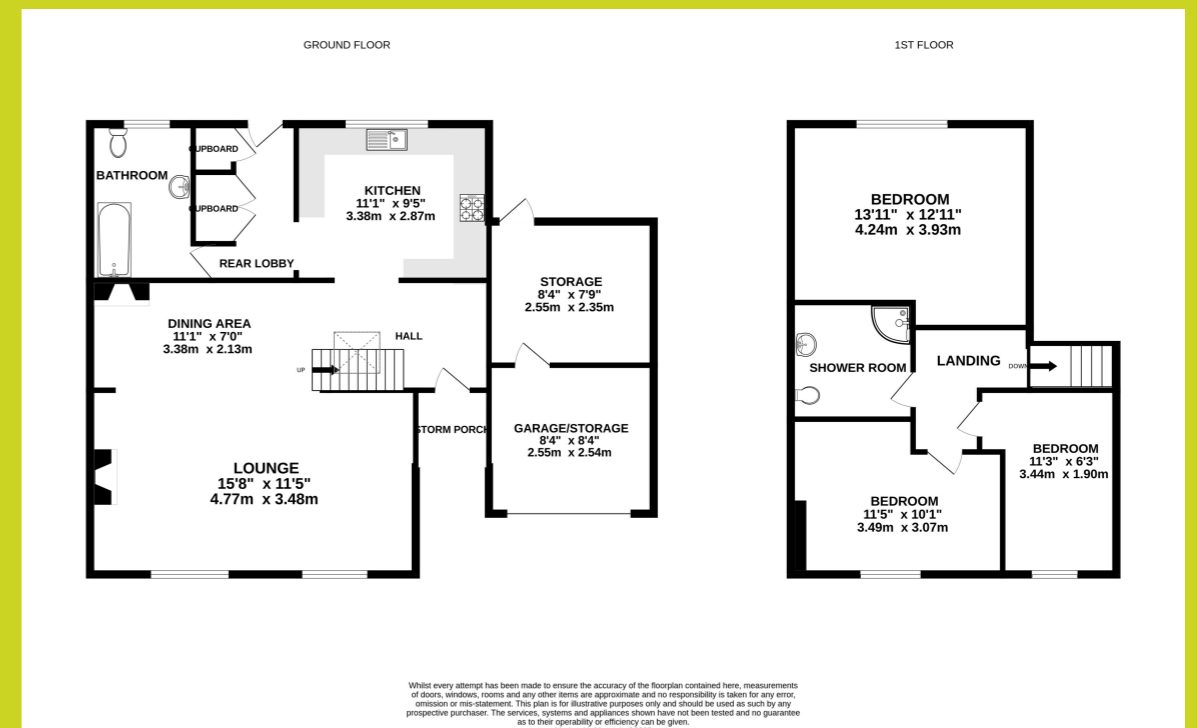
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

Council tax band:

At the time of instruction the council tax band for this property is band D.



The above floor plans are not to scale and are shown for indication purposes only.

