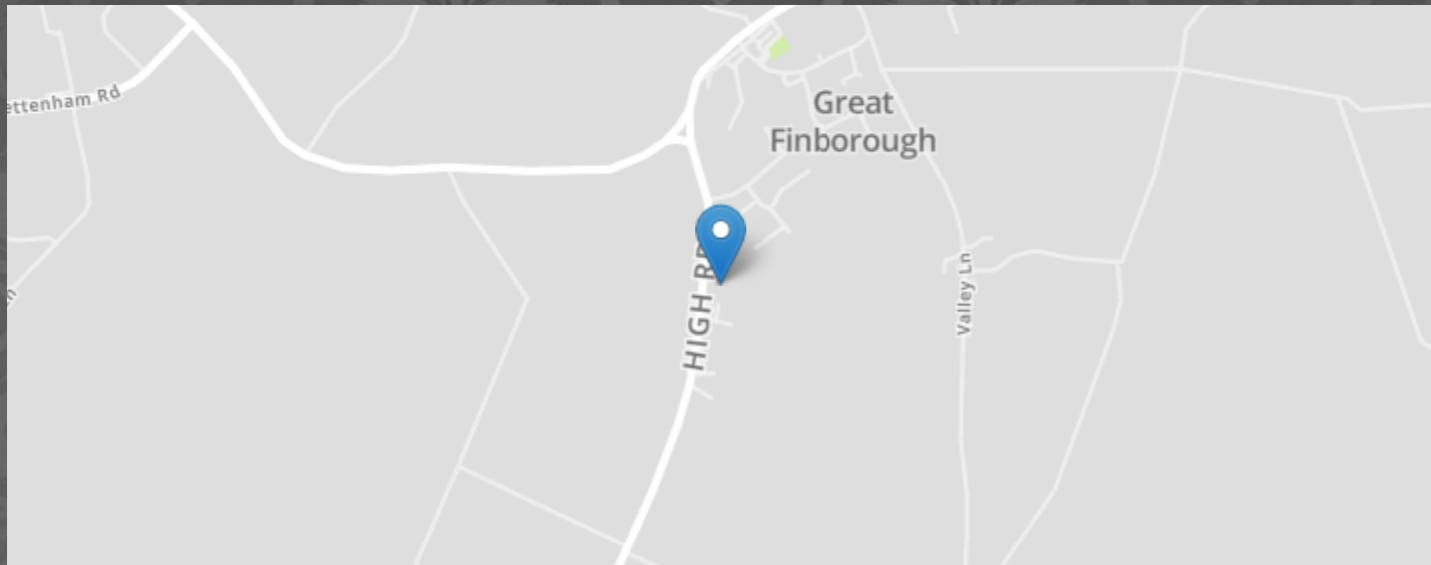


Pear Tree Place, Great Finborough, Stowmarket



- SPACIOUS TWO BEDROOM HOUSE
- FITTED KITCHEN
- GROUND FLOOR CLOAKROOM AND FIRST FLOOR BATHROOM
- DRIVEWAY PROVIDING OFF ROAD PARKING FOR TWO VEHICLES
- SEALED UNIT DOUBLE GLAZING
- SITTING/DINING ROOM
- TWO DOUBLE BEDROOMS
- WELL MAINTAINED PRIVATE GARDENS BACKING ON TO WOODLAND
- PRIVATE CUL-DE-SAC
- OIL FIRED CENTRAL HEATING



Pear Tree Place, Great Finborough, Stowmarket

A well presented end of terrace two bedroom house providing spacious living space including sitting/dining room, fitted kitchen, ground floor cloakroom and first floor bathroom together with a driveway providing off road parking for two vehicles. The property offers a good size private garden of which backs on to woodland. Ideally located in a private cul-de-sac the property is just a short distance from the centre of the village.

Great Finborough is a sought after village situated approximately two miles south of the market town Stowmarket. Great Finborough benefits from a highly regarded independent school, a popular primary school and a public house. Stowmarket itself has a wide range of amenities and facilities together main line rail links with London's Liverpool Street Station and fast access to the A14 trunk road.

The property benefits from sealed unit double glazing and oil fired radiator heating.

**£250,000 Guide Price**



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# Pear Tree Place, Great Finborough, Stowmarket

## Ground Floor

### Entrance Hall

2.22m x 3.28m (7' 3" x 10' 9")  
Double glazed door to Front. Door to sitting room/dining room, kitchen and ground floor cloakroom. Staircase to first floor. Radiator.

### Sitting/Dining Room

4.01m x 4.74m (13' 2" x 15' 7")  
Double glazed French doors and windows to rear. Double glazed window to side. Under-stairs storage cupboard. Two radiators.

### Kitchen

3.27m x 2.41m (10' 9" x 7' 11")  
Double glazed window to front. Range of worksurfaces with cupboards and drawers under. Inset sink unit. Integrated four-burner electric hob with extractor over. Integrated single oven. Space and plumbing for washing machine and dishwasher. Space for upright fridge freezer. Range of wall mounted storage cupboards. Part tiled walls. Tiled floor. Radiator. Floor mounted oil fired boiler.

### Ground Floor Cloakroom

Double glazed window to front. Low level W.C. Pedestal washing basin. Tiled floor. Radiator.

## First Floor

### Landing

2.19m x 2.70m (7' 2" x 8' 10")  
Doors to bedrooms and bathroom. Access to roof space.

### Bedroom One

2.89m x 4.75m (9' 6" x 15' 7")  
Double glazed window to front. Shelved airing cupboard. Radiator.

### Bedroom Two

2.16m x 4.75m (7' 1" x 15' 7")  
Double glazed window to rear. Radiator.

## Bathroom

1.93m x 2.19m (6' 4" x 7' 2")  
Double glazed window to side. Low level W.C. Pedestal wash basin. Panelled bath with chrome fittings incorporating hand held shower. Part tiled walls. Tiled floor. Heated towel rail.

## Outside

### Driveway

Accessed from private cul-de-sac and located to the left hand side of the property is a driveway providing off road parking for two vehicles. A pedestrian gate from the driveway provides access to the rear gardens.

### Gardens

The gardens are a particular feature of the property, are of a good size and comprise a paved terrace immediately behind the house with the remainder laid mainly to lawn with mature flowering and shrub borders and a number of mature specimen and fruit trees. The gardens back on to public woodland and could with the provision of gate be accessed directly from the property.

## Additional Information

### 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.

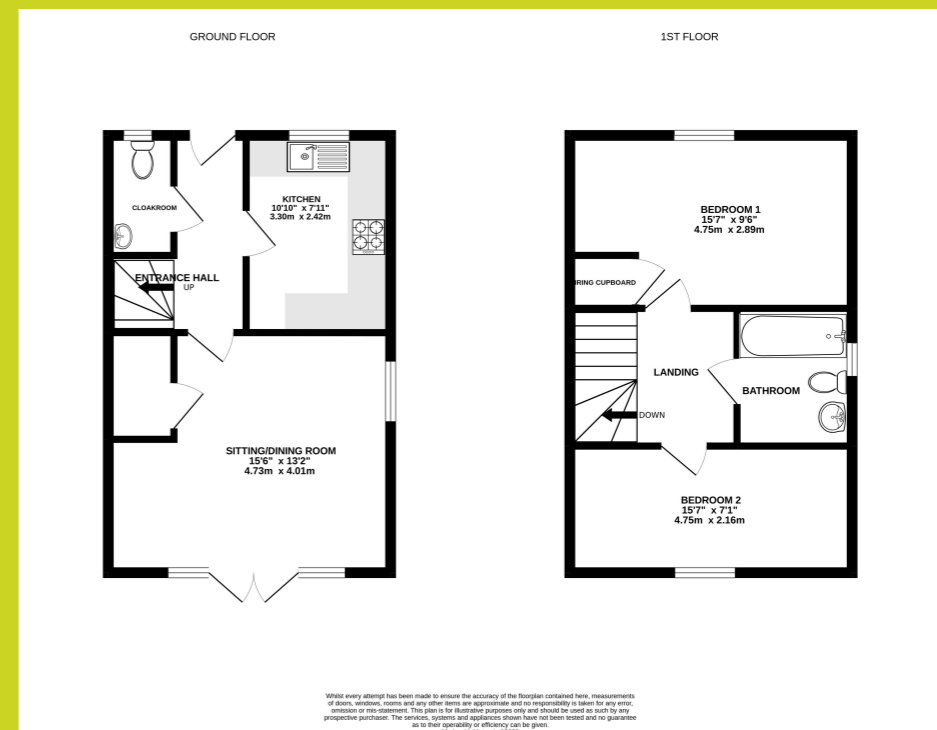
### Money Laundering Regulations

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.

# Pear Tree Place, Great Finborough, Stowmarket

## Council Tax Band

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



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

