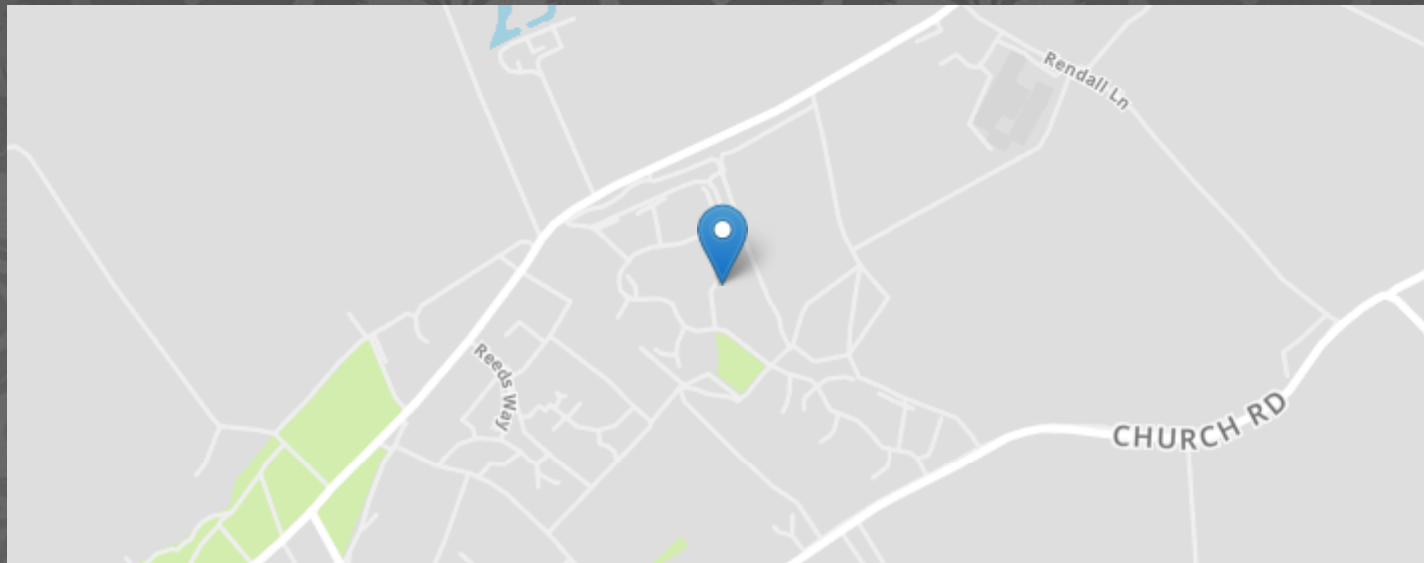


Chamomile Close, Stowupland, Stowmarket



- DETACHED
- KITCHEN / DINER
- ENSUITE TO BEDROOM ONE
- WELL PRESENTED
- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- BATHROOM & CLOAKROOM
- GARAGE AND ADDITIONAL OFF ROAD PARKING

MARKS & MANN

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MARKS & MANN



Chamomile Close, Stowupland, Stowmarket

Situated in the popular village of Stowupland at the Trinity Meadows development is this detached, three bedroom home. The property offers a sizeable living room, kitchen with dining area, and cloakroom to the ground floor. To the first floor there are three good sized bedrooms with bathroom and an ensuite to bedroom one along with mirrored built in wardrobes.

To the outside of the property there is a substantial rear garden that is mainly laid to lawn with mature shrubs and multiple patio and seating area options. The single garage has been split into two sections, with the front remaining as storage and accessed via the up and over door to the front, whilst to the rear there is currently a bar and entertaining area with power and light connected. Alternatively the rear section of the garage could also be used as a home office.

The property is within walking distance to the local amenities in Stowupland village such as the Co-op, local pubs and takeaways. The town of Stowmarket is just across the A14 providing direct rail links to London Liverpool Street.

Early viewing is highly recommended to appreciate this semi-rural property.

£325,000 Guide Price

Chamomile Close, Stowupland, Stowmarket

Entrance Hallway

Luxury vinyl tile flooring. Stairs to first floor. Under stairs cupboard. Radiator. Doors to:

Kitchen / Diner

4.71m x 2.86m (15' 5" x 9' 5")
Double glazed window to front and double glazed French doors opening to the rear garden. Range of modern wall and floor units and drawers. Laminate worksurface. 1 1/2 drain sink with mixer tap. Gas hob with extractor hood over. Integrated oven. Space for washing machine. Integrated dishwasher. Space for fridge/freezer. Cupboard housing wall mounted gas boiler. Part tiled walls. Radiator. Tiled floor.

Living Room

4.74m x 3.49m (15' 7" x 11' 5")
Double glazed window to front. Double glazed French doors opening to the rear garden. Radiator.

Cloakroom

Low level W.C. Wall mounted wash basin. Tiled floor. Radiator. Extractor fan.

First Floor

Landing

Double glazed window to rear. Storage cupboard. Loft hatch. Doors to:

Bedroom One

2.86m x 2.70m (9' 5" x 8' 10")
Double glazed window to rear. Built in wardrobe with sliding mirror doors. TV point. Radiator. Door to:

Ensuite

Double glazed window to front. Shower cubicle. Low level W.C. Wall mounted wash basin. Radiator. Luxury vinyl tile floor. Extractor fan.

Bedroom Two

3.45m x 2.50m (11' 4" x 8' 2")
Double glazed window to front. Radiator. TV Point.

Bedroom Three

3.50m x 2.16m (11' 6" x 7' 1")
Double glazed window to rear. Radiator.

Bathroom

Double glazed window to front. Bath with shower attachment over. Low level W.C. Vanity unit with inset sink and drawers. Vertical towel rail. Shaver point. Part tiled walls. Luxury vinyl tile floor.

Rear Garden

The rear garden is mainly laid to lawn with multiple patio areas. Mature trees and shrubs line the garden that is mainly bound by wooden fencing, with a side gate providing access to the driveway. There is also an external electric point and outside tap. Tucked behind the garage is a private seating area with access to the bar.

Garage

The single garage has been split to provide a sociable bar area to the rear whilst the remaining space to the front of the garage is used for storage and accessed from the front via the up and over door.

The bar area is accessed from the rear garden via a double glazed door, and includes laminate flooring, power and light connected, and a TV point. The converted bar area offers a great entertaining space, alternatively it could be used as a home office.

Parking

The property benefits from a private driveway providing off road parking.

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.

Chamomile Close, Stowupland, Stowmarket

Money Laundering Regulations

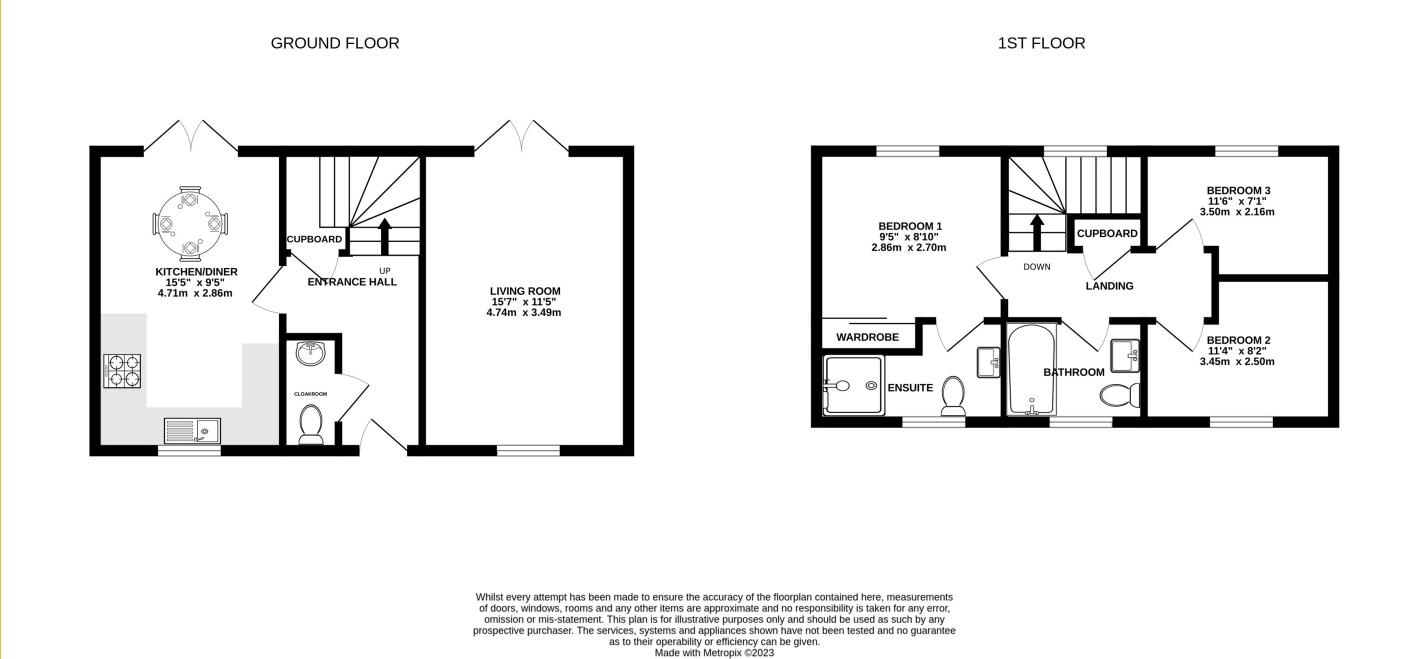
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	82
(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	