

## Forward Green, Stowmarket



# MARKS & MANN



- SUBSTANTIAL DETACHED HOME
- SITTING ROOM WITH WOOD BURNING STOVE
- KITCHEN BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- UTILITY ROOM
- INTEGRATED GARAGE & DRIVEWAY PROVIDING OFF ROAD PARKING
- FOUR BEDROOMS
- SEPARATE DINING ROOM
- CONSERVATORY
- EN-SUITE FACILITIES TO MAIN BEDROOM
- GARDENS AND GROUNDS EXTENDING TO 0.3 ACRES (S.T.S)

# 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)



## Forward Green, Stowmarket

An impressive four bedroom detached home offering spacious and well appointed living accommodation including a sitting room with wood burning stove, dining room, conservatory, kitchen breakfast room with some integrated appliances, utility room and cloakroom on the ground floor, together with four bedrooms, one with en-suite facilities and a large walk in wardrobe on the first floor.

The property is approached via a substantial driveway offering off road parking for several vehicles, together with an integral double garage all occupying beautifully maintained gardens well stocked with mature shrubs and trees extending to approximately 0.3 acres (s.t.s)

Built during the 1980's the property is of cavity wall construction presenting mainly rendered and colour-washed elevations under pitched roofs clad with tiles. It benefits from sealed unit double glazing, a burglar alarm system and oil fired central heating.

**£525,000 Guide Price**

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## Entrance Hall

Radiator, laminate floor, Alarm control panel, stairs to first floor, under stairs storage, doors to sitting room, dining room, kitchen/breakfast room, cloakroom and personal door to integral double garage.

## Cloakroom

With white suite comprising low level wc and washbasin, double glazed window to front, radiator, part tiled, laminate floor, extractor fan, coving to textured ceiling.

## Sitting room

3.59m x 6.01m (11' 9" x 19' 9")  
Double glazed windows to front and side, double glazed sliding doors to conservatory, Inglenook style fireplace with oak mantelpiece housing wood burning stove, two radiators.

## Dining room

3.27m x 3.36m (10' 9" x 11' 0")  
Double glazed window to rear, radiator, spacious area.

## Kitchen

2.99m x 4.49m (9' 10" x 14' 9")  
Double glazed window to rear, range of work surfaces with base units under, range of wall mounted units including glazed display cabinets, single drainer sink unit with mixer tap. Integrated four burner electric hob with extractor over, Integrated eye-level double oven, space and plumbing for dish washer, space for upright fridge/freezer, radiator, door to utility room.

## Utility room

1.78m x 2.77m (5' 10" x 9' 1")  
Double glazed door and window to side. Range of work surface with base units beneath, stainless steel single drainer sink unit, space and plumbing for washing machine. Coving to textured ceiling.

## Conservatory

2.43m x 3.56m (8' 0" x 11' 8")  
Sealed unit double glazed construction on brick plynth with tiled pitched roof. Dual aspect views overlooking the rear gardens and double glazed French doors.

## First floor landing

Double glazed window to front, part galleried, doors to bedrooms, bathroom and walk-in wardrobe. Shelved airing cupboard housing hot water tank.

## Bedroom One

3.91m x 7.18m (12' 10" x 23' 7")  
Generously sized double bedroom with carpet, double glazed window to side, door to en-suite.

## En suite

1.83m x 2.48m (6' 0" x 8' 2") With velux roof light, white suite comprising low level WC, pedestal wash basin, tiled shower enclosure with electric shower and glazed door, radiator, part tiled walls.

## Bedroom Two

3.48m x 4.27m (11' 5" x 14' 0")  
Double glazed window to rear, radiator, coving to textured ceiling, space to add fitted wardrobes if desired.

## Bedroom Three

3.58m x 2.99m (11' 9" x 9' 10")  
Double glazed window to front, wardrobe recess, radiator.

## Bedroom Four

4.65m x 2.94m (15' 3" x 9' 8")  
Double glazed window to rear, radiator, carpet and neutral décor.

## Bathroom

2.83m x 2.87m (9' 3" x 9' 5") Double glazed window to rear, White suite comprising low level wc, pedestal wash basin with gold fittings, panelled bath, separate shower enclosure with electric shower and glazed door, part tiled walls, radiator.

## Integral double garage

4.93m x 6.01m (16' 2" x 19' 9")  
With pair of up and over doors to front, two double glazed windows, floor mounted oil fired boiler serving domestic hot water and central heating. Light and power connected. The garage is approached via a five bar gate and substantial driveway providing ample off road parking and turning space.

## Gardens and grounds

The property is set well back from the road within good sized gardens. To the front these are laid mainly to lawn with mature shrub borders and bounded by a mixture of natural hedge and post and rail fencing. The rear gardens are a particular feature of the property and comprise immediately behind the house is a substantial paved terrace which leads to the formal gardens which are laid mainly to lawn with mature flowering and shrub borders and containing a number of specimen trees. The gardens are bounded by a mixture of natural hedge and close boarded fencing.

The property is adjacent to open countryside and offers far reaching views over the surrounding area.

Oil storage tank. Mains electricity, water and drainage.

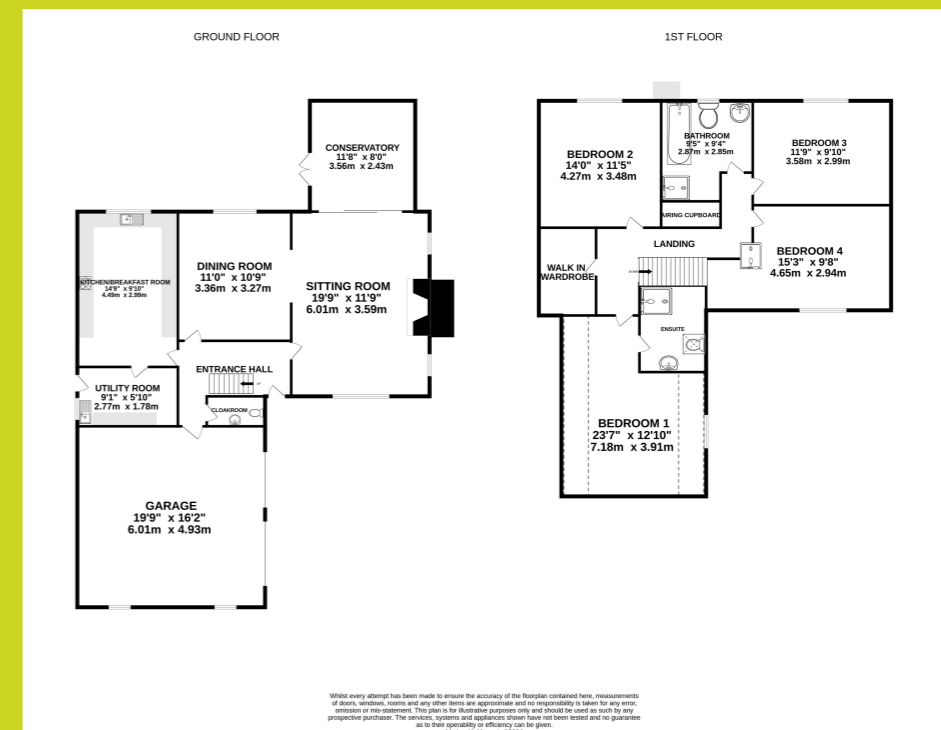
## Important information

Tenure – Freehold.  
Services – We understand that the property is oil fired and has electricity, water and drainage connected.  
Council tax band - F  
EPC - D

## 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.

## Money Laundering Regulations



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

