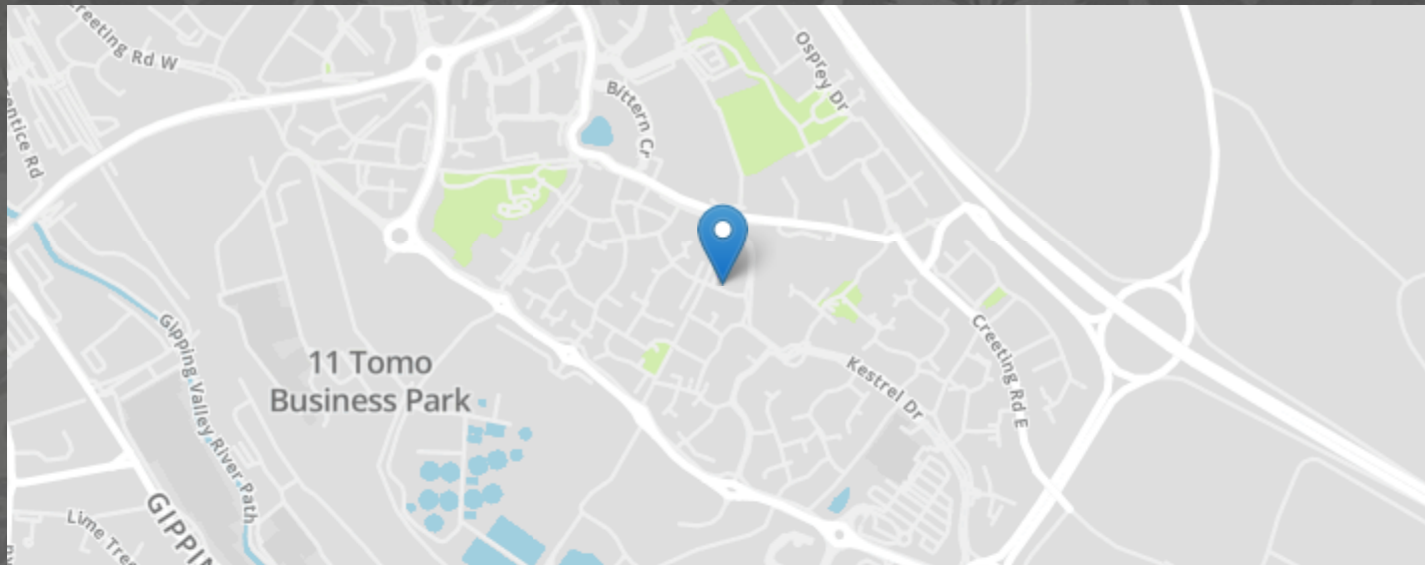


## Blackbird Way, Stowmarket



- THREE BEDROOM SEMI DETACHED FAMILY HOME
- GAS CENTRAL HEATING
- LOUNGE & DINING AREA
- EN SUITE TO BEDROOM ONE
- REAR GARDEN
- DOUBLE GLAZED WINDOWS & DOORS
- OFF ROAD PARKING
- FITTED KITCHEN
- CLOAKROOM

# MARKS & MANN

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# MARKS & MANN



## Blackbird Way, Stowmarket

3 BEDROOM SEMI-DETACHED PROPERTY Located conveniently close to a Tesco supermarket, nursery school and primary school which are within walking distance with further local amenities found in the Town Centre. The house itself boasts a sizable kitchen, separate dining room, living room and ground floor W/C with generously sized double bedrooms with bedroom one having an en-suite shower room.

**£290,000**

## Blackbird Way, Stowmarket

### Hallway

Skimmed ceiling, overhead lighting, radiator, front aspect wooden front door with obscured window and laminate flooring.

### Lounge

5.08m x 4.62m (16' 8" x 15' 2")  
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window, radiator and carpeted flooring.  
Carpeted stairs leading to first floor  
Opening leading to:

### Dining room

2.72m x 2.41m (8' 11" x 7' 11")  
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed French doors opening to the rear garden, radiator and wood effect flooring.  
Opening leading to:

### Kitchen

4.98m x 2.99m (16' 4" x 9' 10")  
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed back door and window, and wood effect flooring. Kitchen comprised of a range of base and eye level units with integrated sink drainer, fridge freezer, dishwasher, oven, electric hob and extraction unit.  
Door leading to:

### Study

2.41m x 1.82m (7' 11" x 6' 0")  
Skimmed ceiling, overhead lighting, electric radiator, front aspect UPVC double glazed window and wood effect flooring.

### W/C

Two piece ground floor W/C with a skimmed ceiling, overhead lighting, side aspect UPVC double glazed obscured window, radiator and laminate flooring.

### Landing

Skimmed ceiling, overhead lighting, loft access, airing cupboard and carpeted flooring.

### Bedroom One

4.17m x 2.68m (13' 8" x 8' 10")  
Skimmed ceiling, overhead lighting, loft access, two front aspect UPVC double glazed windows, radiators, fitted wardrobe and carpeted flooring.  
Door leading to en-suite:  
Three piece en-suite shower room with skimmed ceiling, overhead lighting, front aspect UPVC double glazed obscured window, half tiled walls, radiator and wood effect flooring.

### Bedroom Two

3.70m x 2.56m (12' 2" x 8' 5")  
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed window, radiator and carpeted flooring.

### Bedroom Three

4.10m x 2.63m (13' 5" x 8' 8")  
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window, radiator and carpeted flooring.

### Bathroom

1.94m x 1.89m (6' 4" x 6' 2")  
Three piece family bathroom with skimmed ceiling, overhead lighting, front aspect UPVC double glazed obscured window, radiator and laminate flooring.

### Rear Garden

South west facing rear garden with patio area from the dining room with the rest laid to lawn. Sheds to remain.

## Blackbird Way, Stowmarket

### 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

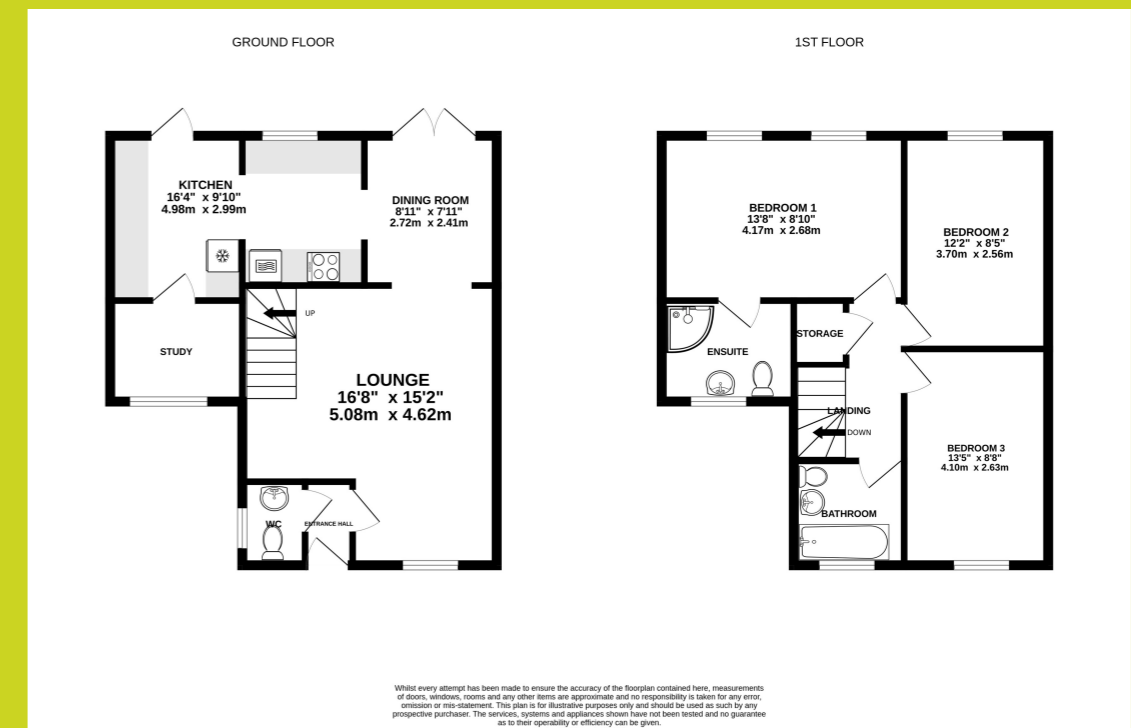
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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 C.



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

