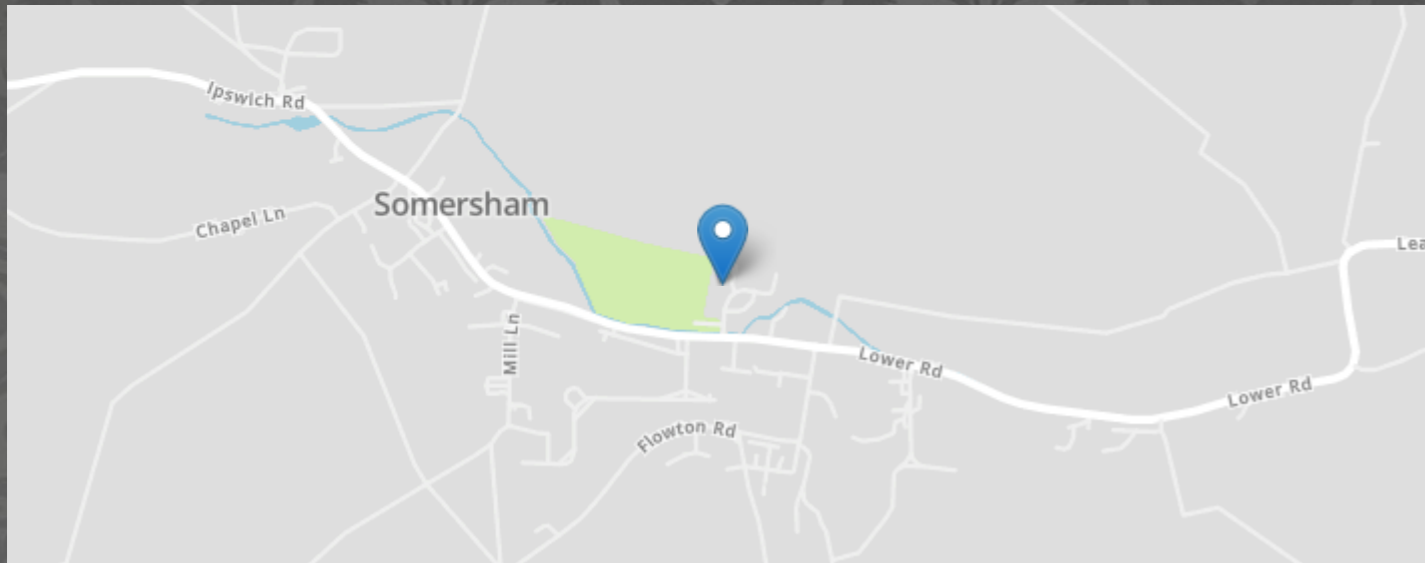


Princes Gardens, Lower Somersham, Ipswich



MARKS & MANN



- LARGE EXTENDED KITCHEN
- MODERNISED SHOWER ROOM
- DESIRABLE LOCATION
- MEDIA WALL
- EXTENDED PORCH

- EASILY MAINTAINED GARDEN
- MODERN KITCHEN
- NEW DRIVEWAY
- POTENTIAL TO CONVERT LOFT  
STP

Princes Gardens, Lower Somersham, Ipswich

\*\*\*VENDORS HAVE FOUND ONWARD WITH NO CHAIN\*\*\*

Marks and Mann are pleased to bring to market this beautifully presented THREE BEDROOM EXTENDED SEMI-DETACHED HOUSE located in the desirable area of Lower Somersham. The house has a large entrance porch and hall which leads into a very well presented reception area with featured log-burner. The extended kitchen is modern throughout with vaulted ceiling, media wall and plenty of storage. There are two good sized double bedrooms and a single bedroom, the family shower room is located on the ground floor and has recently been modernised. The property offers two off road parking spaces on the new driveway and a space in the single garage.

MARKS & MANN

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**£360,000 Offers in Excess of**

# Princes Gardens, Lower Somersham, Ipswich

## Entrance Hall

Extended porch area to offer a large and spacious entrance, with tiled flooring in the entrance and oak wood flooring in the hallway. The staircase has recently been updated with painted oak base and herringbone stair runner and oak handrail with glass panelling. There is a built in pull out storage drawer located under the stairs.

## Reception

Fitted carpet with featured wall panels, neutral decor throughout and a large bay window. The reception has a cosy wood burner and ceiling mounted light.

## Kitchen

Extended kitchen/diner with vaulted ceiling and inset spotlights. The kitchen has ample storage with floor and overhead units, breakfast bar with built in cupboards and space for four chairs. The kitchen has integrated appliances to include oven, microwave oven, induction hob, dishwasher, washing machine and fridge/freezer. The kitchen has quartz worktops and porcelain tiles with underfloor heating throughout. There are bi-fold doors leading to the patio and rear garden. Neutral décor with an open brick feature wall. The snug area of the kitchen features a media wall with built in fireplace and mood lighting.

## Shower Room

This bespoke shower room which was recently renovated to include Mocha Matt porcelain floor to ceiling tiles. The double walk in shower with glass screen has a rainfall shower and handheld shower attachment. The shower has an illuminated wall length shower niche, double glazed window and overhead lighting. The modern bespoke wash basin with stainless steel mixer tap and WC suite are wall mounted with touch style flush. There is a wall mounted mirror with back lighting and a chrome black heated towel rail. There are three good sized wall niches adjacent to the WC which can be used for decorative purposes or storage. The shower room is fitted with an extractor fan and has a newly fitted oak door.

## Main Bedroom

Spacious double bedroom with modern décor, wall mounted lights and ceiling light. Two double glazed windows providing plenty of natural light throughout. Built in storage cupboard for wardrobe space. Newly fitted carpet and door.

## Second Bedroom

Good size double bedroom with two double fitted wardrobes, newly fitted carpet, neutral décor and double glazed window overlooking the rear garden



## Third Bedroom

Single bedroom, ideal for an at home office or nursery. The bedroom has newly fitted carpet and double glazed window overlooking the rear garden.

## Outside

Front;

A very well presented front of house with new driveway and drop curb to include a brick-wall built on either side within the property boundary. The drive has a concrete base and membrane, gravel grid on top to stop movement and finished with polar ice gravel. There is a mounted wall light and side entrance into the rear garden. The front garden has a small shrubbery area with large rock boarder.

Rear;

Landscaped garden with extended patio area, large laid to lawn area with standard height fence to each side and a lowered fence to the rear to provide field views. Outdoor lighting and bi-fold doors into the rear property.

Garage;

Single garage in a separate block.

## Important information

Tenure – Freehold.

Services – We understand that mains gas, electricity, water and drainage are connected to the property.

Council tax band - B

EPC rating - D

The boiler is located in the loft with an emersion tank and is only 3 years old.

## Location

A village location in Mid-Suffolk, with local pubs to include 'The Duke of Marlborough' and 'The Limeburners'. A short drive away is Ipswich Town Centre or Stowmarket Town Centre.

Schools;

Primary;

Somersham Primary School (under 2 miles)

Secondary;

Claydon High School (3-6 miles)

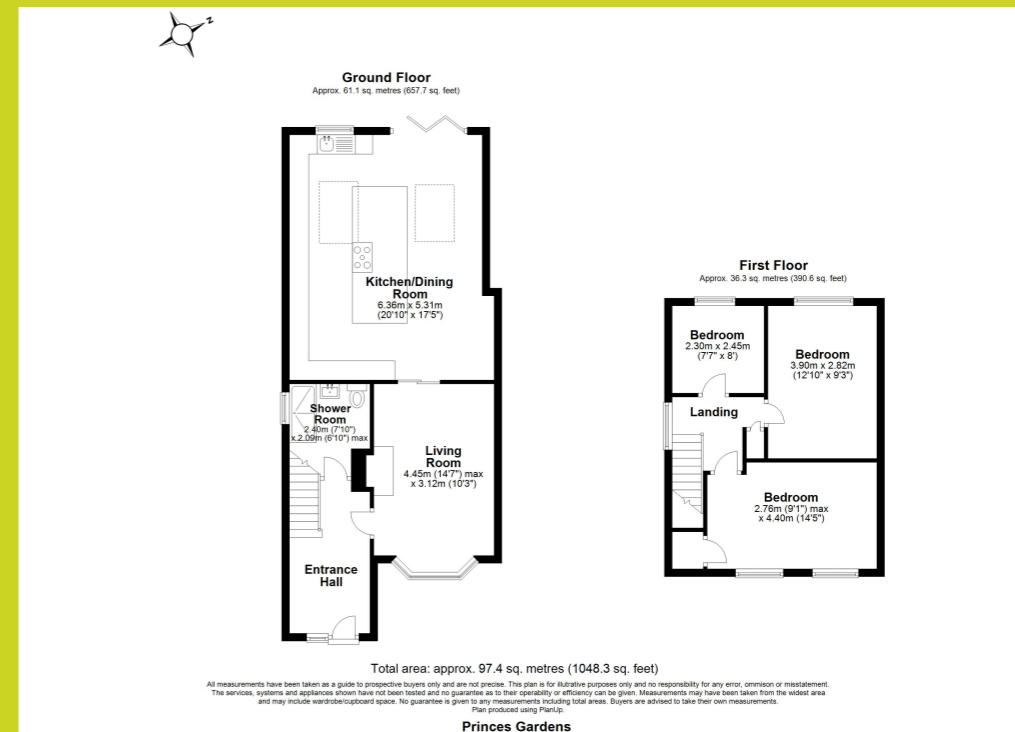
Other schools are available nearby.

## 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.

## Anti 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.



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

