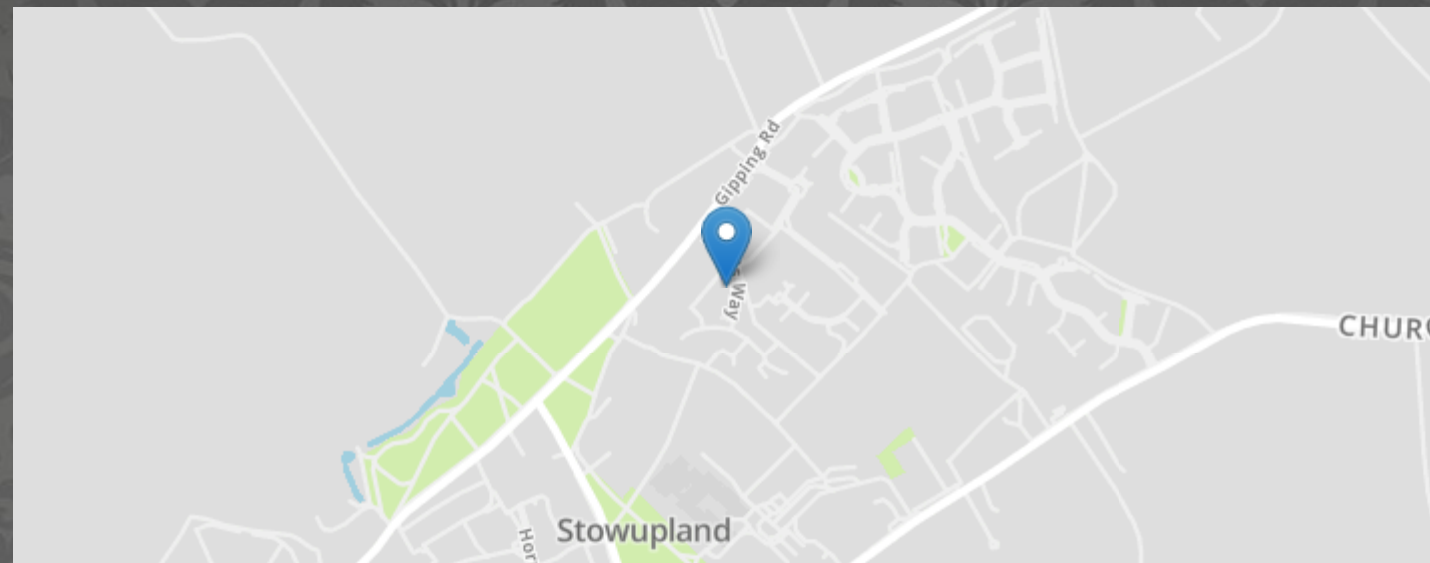


Reeds Way, Stowupland, Stowmarket



- VENDOR HAS FOUND ONWARD
- FRONT AND REAR GARDEN
- EXTENDED
- MAIN BATHROOM AND WC
- CONSERVATORY
- LARGE GARAGE & AMPLE OFF ROAD PARKING
- THREE DOUBLE BEDROOMS
- DINING AND LIVING ROOM

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)

MARKS & MANN



### Reeds Way, Stowupland, Stowmarket

Marks and Mann are pleased to present this SPACIOUS FOUR BEDROOM DETACHED house with FRONT AND REAR GARDEN and driveway with garage providing space for up to 8 cars. The property has been EXTENDED and offers a fantastically sized living accommodation with cloakroom, dining room, reception area, kitchen, conservatory, three double bedrooms, one smaller double and family bathroom. The house is situated in the desirable location of Stowupland and provides easy access to the A14, Stowmarket Town Centre and Station. Call now to book your viewing slot!

**£380,000 Offers in Excess of**



Reeds Way, Stowupland, Stowmarket

Entrance Hall

Welcoming entrance hall with space for seating and storage, large built-in storage cupboard, laminate flooring and inset spotlights. Large under stairs area offering further storage. UPVC entrance door with frosted double glazed panel.

Cloakroom

Well presented ground floor cloakroom with WC and vanity wash basin. Modern decor and oak effect laminate flooring. Extractor fan. Double glazed frosted window. Inset spotlights.

Dining Room

Spacious dining area filled with natural light, well maintained with stylish décor and modern light fittings. There is a large double glazed window overlooking the front garden. Oak effect laminate flooring. Double doors leading into the reception area providing an open plan area if desired. Radiator.

Reception

Generously sized reception area with fitted carpet and neutral décor with one feature wall. Modern light fittings. Double glazed sliding doors leading into the conservatory. Radiator.

Kitchen

Spacious fitted kitchen with laminate flooring and inset spotlights. The kitchen includes floor and overhead units with integrated dishwasher, space for freestanding white goods and potential for the cookmaster to be left within the property. There is a breakfast bar with space for 2/3 bar stools and ample storage throughout. Double glazed window overlooking the rear garden. Entrance to the garage.

Conservatory

Part UPVC and solid roof with fitted ceramic flooring. Double glazed windows offering views of the surrounding garden. Radiator. Double French doors.

Main Bedroom

Very well presented with neutral décor and feature wall. Modern light fittings. Large double glazed window overlooking the front garden. NEWLY fitted carpet. Radiator.

Bedroom Two

Spacious double bedroom with built in triple wardrobe. Fitted carpet. Radiator. Double glazed window overlooking the rear garden.

Bedroom Three

Good size double bedroom with single built-in wardrobe. Loft access. Double glazed window overlooking the front garden. Fitted carpet. Neutral décor.

Bedroom Four

Small double bedroom or single bedroom, this room provides a good space for a nursery, at home office or guest room. Fitted carpet. Neutral décor. Double glazed window overlooking the rear garden.

Bathroom

Well presented bathroom with three piece suite to include bath with overhead shower, vanity wash basin and tall vanity with storage WC. Fitted laminate flooring. Partly tiled walls surrounding the bath. Wall mounted mirrored storage unit. Extractor fan. Towel radiator.

Outside

Front;  
Large driveway offering space for up to six cars with large garage for further parking or storage. Archway with entrance gate leading into the SPACIOUS front garden which is largely laid to lawn. Patio area with seating and pergola. Established trees and shrubbery providing privacy. Pathway leading to the front entrance. Entrance to the side of the garage.  
Rear;  
Fully enclosed rear garden which is easily maintained. Patio area for seating, pebble boarders and rock garden. Access to the side passage which leads to a communal laid to lawn area. Shed to the side of the garden which will be left behind.

Important information

Tenure – Freehold.  
Services – We understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band - C  
EPC rating - C

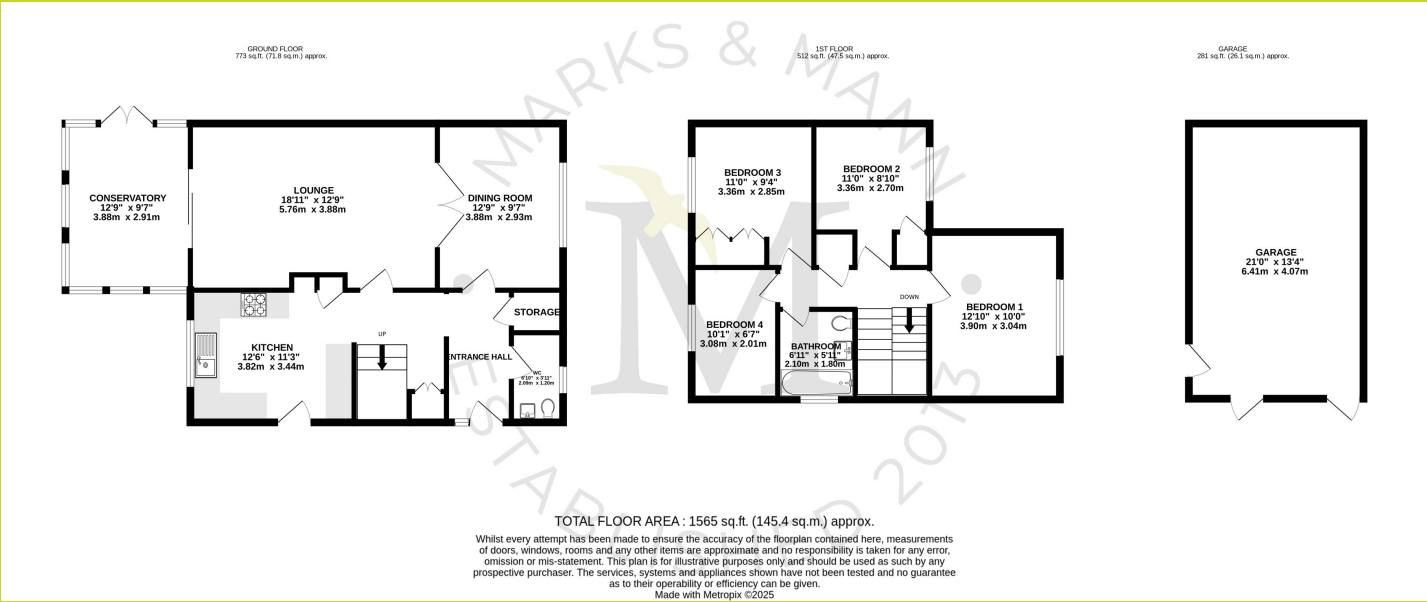
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Disclaimer

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.

