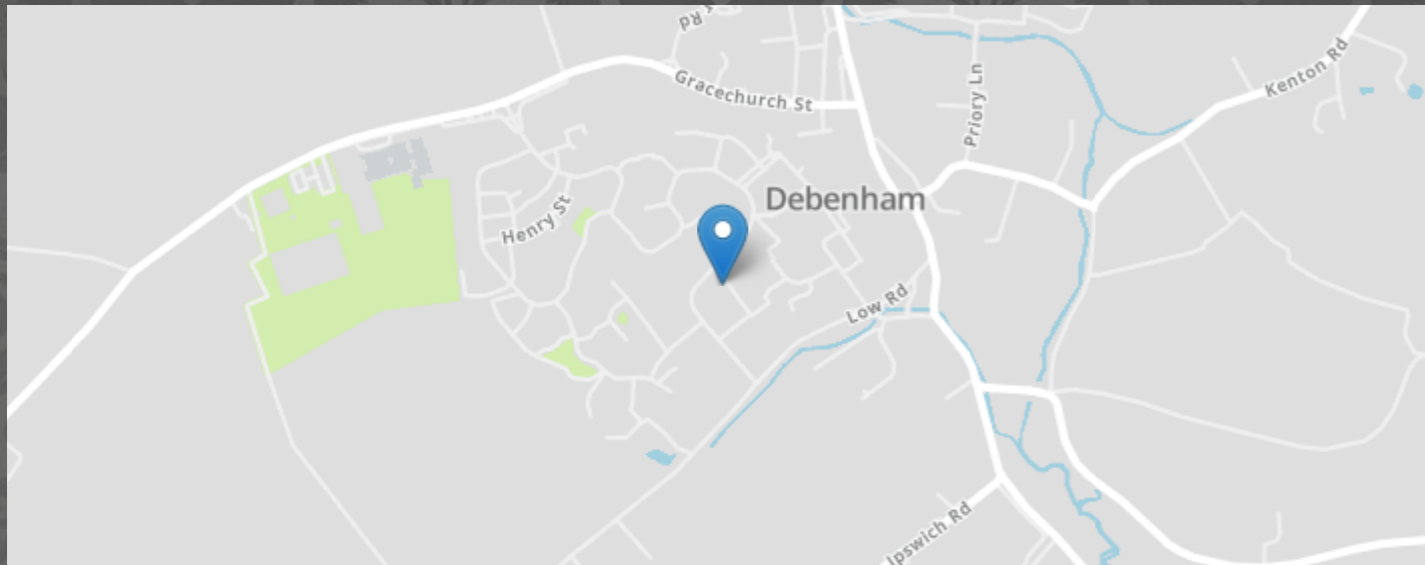


Gardeners Road, Debenham, Stowmarket



MARKS & MANN



- NO ONWARD CHAIN!
- EXTENSIVELY RENOVATED
- OPEN PLAN LOUNGE / DINER & KITCHEN AREA
- ENSUITE & BATHROOM
- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- EXTENDED

Gardeners Road, Debenham, Stowmarket

Rarely available in the popular village of Debenham is this EXTENSIVELY RENOVATED, DETACHED THREE DOUBLE BEDROOM BUNGALOW. The property comprises of a modern open plan lounge, diner and kitchen, three double bedrooms, one with an en-suite and a further bathroom. Large bi-fold doors in the lounge/ dining area provide access to the rear garden that is mainly laid to lawn. The property benefits double glazed windows and oil central heating with new radiators throughout.

The pretty village of Debenham is located in mid Suffolk which is positioned approximately 12 miles east of Stowmarket with Bury St Edmunds about 25 miles away and Ipswich (County town of Suffolk) approximately 15 miles South. The property is situated within walking distance to the main high street offering amenities such as butchers, health care centre, dentist and the East of England Co-op and post office as well as a variety of independent coffee shops and eateries.

EARLY VIEWING IS HIGHLY RECOMMENDED!

£350,000

MARKS & MANN

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Front Garden

Laid to lawn with various flowers and shrubs. Side access. Path leading to front door.

Entrance Hallway

Laminate flooring. Built in cupboard. Radiator.

Lounge/ Dining Area

8.60m x 3.03m (28' 3" x 9' 11")
Double glazed window to side and rear. Bi-fold doors to rear. Laminate flooring. Spotlights. Two radiators.

Kitchen

3.44m x 3.02m (11' 3" x 9' 11")
Double glazed window to side. Range of wall and mounted units. Laminate work surface. Stainless steel sink. Electric hob. Extractor hood. Oven. Built in fridge/ freezer. Laminate flooring. Spotlights. Radiator.

Bedroom One

3.69m x 2.62m (12' 1" x 8' 7")
Double glazed window to side. Radiator. Door to:

Ensuite

Low level W.C. Basin in vanity unit. Shower cubicle. Extractor fan. Spotlights. Radiator.

Bedroom Two

4.65m x 3.38m (15' 3" x 11' 1")
Double glazed window to front and side. Radiator.

Bedroom Three

3.66m x 3.02m (12' 0" x 9' 11")
Double glazed window to side. Radiator.

Bathroom

Double glazed window to side. Low level W.C. Basin in vanity unit. Bath. Chrome heated towel rail.

Rear Garden

Laid to lawn. Outside tap.

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

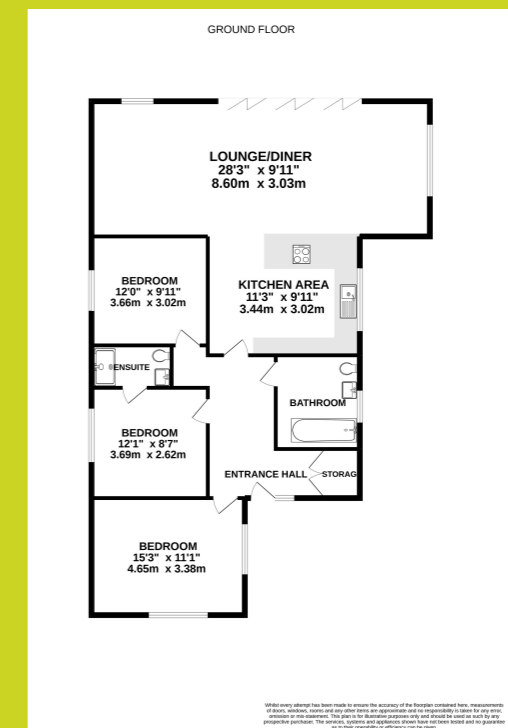
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		64
(39 to 54) E	40	
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	