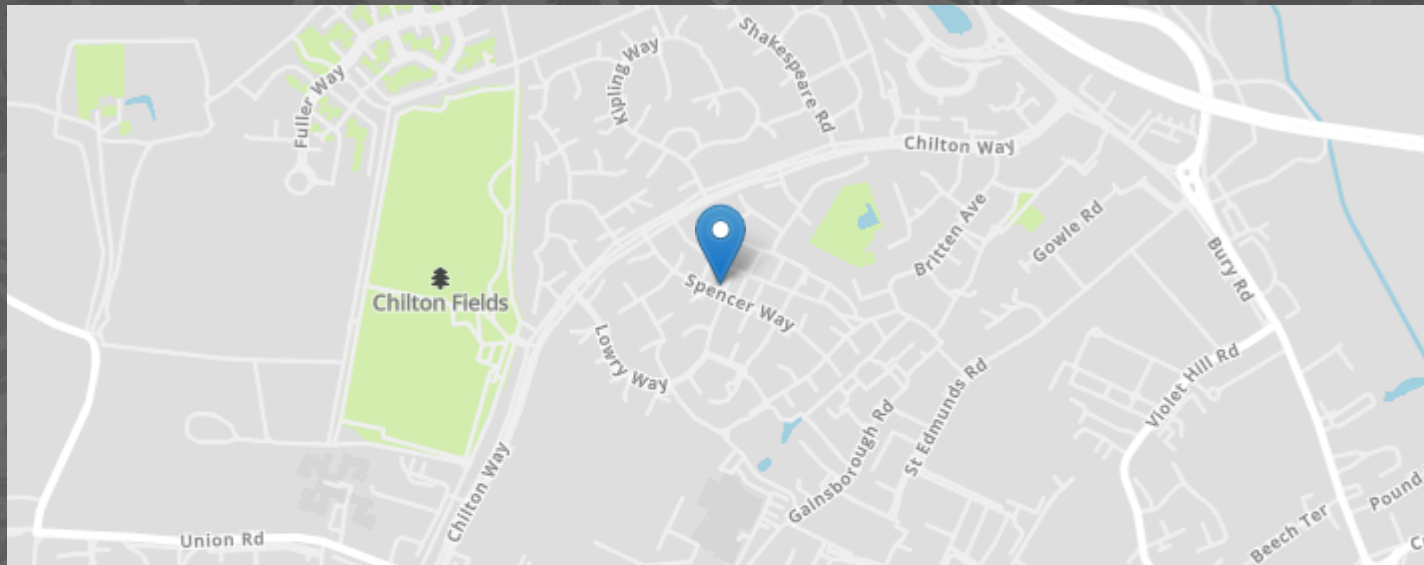


Spencer Way, Stowmarket



- DETACHED
- MODERN KITCHEN
- CONSERVATORY

- GARAGE
- DOWNSTAIRS CLOAKROOM
- BUILT IN WARDROBES TO MAIN BEDROOM

MARKS & MANN



### Spencer Way, Stowmarket

Welcoming to market this THREE BEDROOM DETACHED HOUSE with driveway and single garage. This property has a spacious reception area and kitchen, there is a large conservatory and well maintained garden. The bedroom offers two double bedrooms and one single. The property has modernised features and is very well presented throughout.

MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

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Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

**£290,000 Guide Price**



## Spencer Way, Stowmarket

### Reception Area

4.00m x 3.70m (13' 1" x 12' 2") A good size reception area, there is fitted laminate flooring and neutral décor. The room has a cosy window ledge which can be used for further seating as laid out by the current vendor.

### Kitchen

5.89m x 3.40m (19' 4" x 11' 2") A deceptively spacious and modern fitted kitchen with plenty of worktop space and ample storage. The kitchen has integrated appliances including dishwasher, washing machine, fridge freezer and oven. The sink overlooks the conservatory and there are patio doors which provide natural light throughout. There is a side door to enter the side of the property leading to the garden.

### WC

1.99m x 0.87m (6' 6" x 2' 10") Located in the entrance hall of the property, fitted with a wash basin and WC.

### Conservatory

5.63m x 2.91m (18' 6" x 9' 7") A very spacious area that is currently being used as a further reception and dining area. There is large tiled flooring and double glazed windows. There are double French doors leading into the garden. This area has natural light throughout and offers a great place to sit in all weathers.

### Main Bedroom

4.16m x 3.06m (13' 8" x 10' 0") A good size double bedroom with built in triple fitted wardrobes and sliding doors, the bedroom overlooks the rear of the property and has double glazed windows and radiator.

### Bedroom Two

4.16m x 2.83m (13' 8" x 9' 3") A generous size double bedroom, this overlooks the rear of the property. There are fitted carpets and neutral décor with added shelving.

### Bedroom Three

2.94m x 2.05m (9' 8" x 6' 9") A well presented single bedroom with freestanding storage, this has laid carpets and neutral décor with a view over the front garden.

### Bathroom

2.94m x 1.79m (9' 8" x 5' 10") A three piece suite including bath with overhead shower, WC and wash basin. There is an airing cupboard with shelving.

### Outside

Front; Well maintained front garden, driveway to the side with single garage. Rear; Patio and laid to lawn areas, easily maintained. Access to the garage and a side gate to the front of the property.

### 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

### Directions

Using a SatNav, please use IP14 1UB as the point of destination.

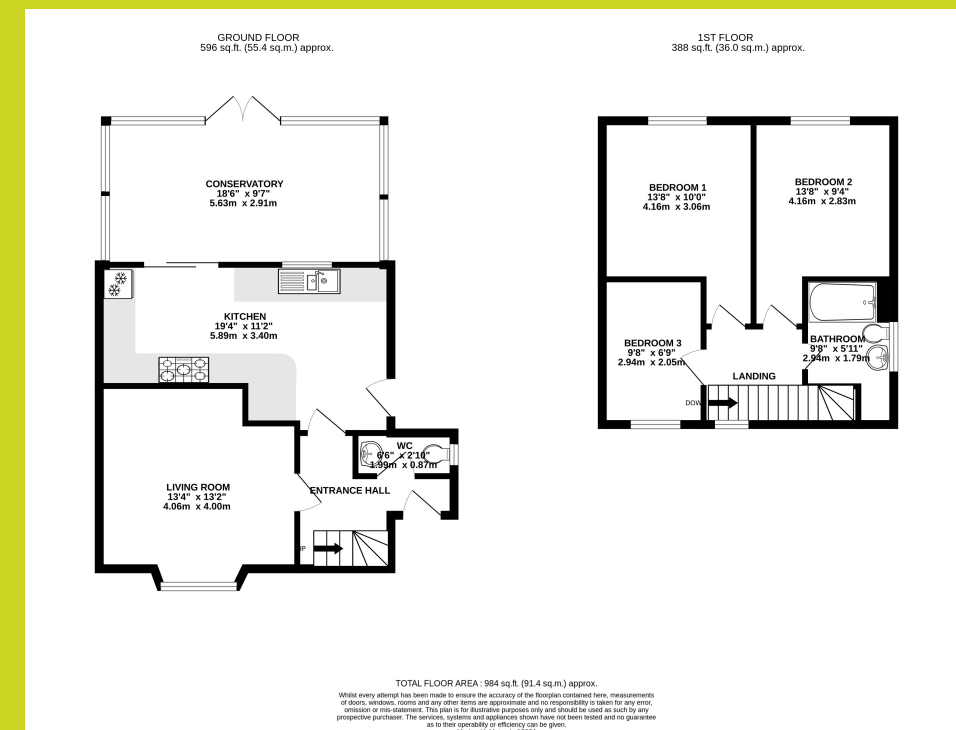
### Disclaimer

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

## Spencer Way, Stowmarket



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

