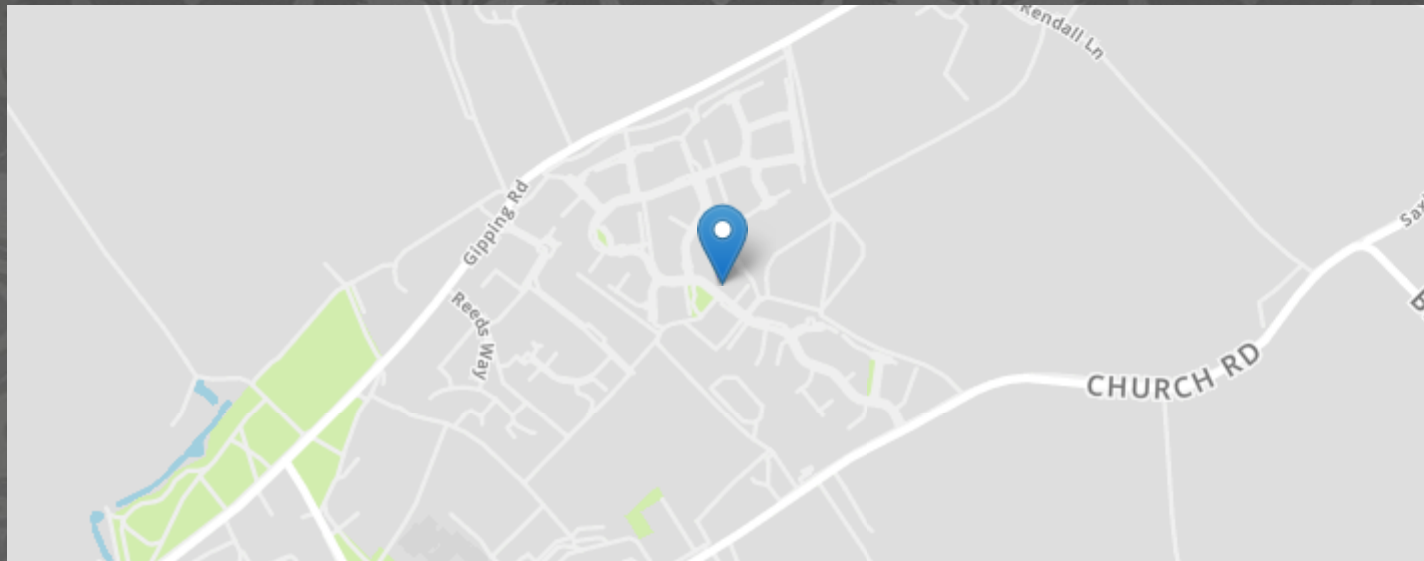


Oxlip Way, Stowupland, Stowmarket



- VENDOR HAS FOUND ONWARD
- EXTENDED PATIO AREA
- SOUTH WEST FACING LANDSCAPED REAR GARDEN
- WATER SOFTENER FITTED
- JUST OVER 4 YEAR LEFT ON THE NHBC
- FULLY BOARDED LOFT
- CONVERTED GARAGE TO OFFER OUTSIDE OFFICE/UTILITY
- BATHROOM, CLOAKROOM AND EN-SUITE
- DRIVEWAY

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MARKS & MANN



Oxlip Way, Stowupland, Stowmarket

VENDOR HAS FOUND ONWARD

Marks and Mann are pleased to bring to market this THREE BEDROOM DETACHED house located on a cul-de-sac in Stowupland. The house is WELL-PRESENTED THROUGHOUT, with a spacious and light living room, open plan modern kitchen/diner, ground floor cloakroom, spacious main bedroom with en-suite and fitted wardrobes, family bathroom and two further bedrooms. The vendors have CONVERTED part of the garage into a HOME OFFICE/UTILITY room with storage to the original garage side. Large driveway and LANDSCAPED REAR GARDEN.

£350,000 Offers in Excess of

Oxlip Way, Stowupland, Stowmarket

Ground Floor

Entrance Hall

A spacious entrance with porcelain tiled flooring and large built in storage cupboard beneath the stairs. Radiator.

Living Room

3.10m x 5.39m (10' 2" x 17' 8") Spacious living room with NEW carpet, neutral decor and a feature wall. The bay window provides plenty of natural light to flow through. Double glazed window. Radiator.

WC

Modern ground floor cloakroom with WC and wash basin. Extractor fan. Porcelain tile flooring.

Kitchen/Dining Room

6.00m x 3.00m (19' 8" x 9' 10") Well presented open plan kitchen/diner with porcelain tile flooring and neutral décor. Fitted floor and overhead units with a gloss finish. Integrated appliances include fridge/freezer and dishwasher and there is an integrated oven within the kitchen island, electric hob top and overhead extractor fan. Oak effect worktops. Added water softener. Inset spotlights above the kitchen area and modern light fittings to the dining side. Double french doors leading to the rear garden.

First Floor

Main Bedroom

3.10m x 3.66m (10' 2" x 12' 0") Modern double bedroom with featured wall panelling. Fitted carpet. Two double glazed windows. Fitted mirrored sliding wardrobes. Modern light fitting. The bedroom has the benefit of a large en-suite to include walk-in shower, WC and vanity unit wash basin. Chrome towel rail, partly tiled walls and porcelain tiled flooring. Double glazed frosted window. Modern décor. Extractor fan.

Bedroom Two

3.29m x 2.86m (10' 10" x 9' 5") Well presented spacious double bedroom with fitted carpet. Neutral décor with feature wall. Double glazed window to the rear aspect. Radiator.

Bedroom Three

2.62m x 2.98m (8' 7" x 9' 9") Spacious double bedroom with neutral décor and fitted carpet. Double glazed window to rear aspect providing plenty of natural light. Radiator.

Bathroom

1.91m x 2.36m (6' 3" x 7' 9") Spacious bathroom with three piece suite to include bath with rainfall shower, WC and vanity unit wash basin. Wall mounted mirror. Extractor fan. Modern décor. Double glazed frosted window. Chrome towel rail.

Outside

Garage

Converted garage now offering a spacious outside office and utility area. Fully insulated with power and lighting floor units and space for a tumble dryer. Laminate tile effect flooring. Inset spotlights. Double glazed entrance door. Perfect additional area for multi-use.

Storage to the front of the garage which is sectioned off, this area has power and light.

Outside

Front;
Landscaped front garden with white pebble and shrubbery. Pathway leading to the front entrance with canopy porch and outdoor lighting.
Rear;
South-West facing garden with extended patio and laid to lawn area. Slate chip area to the rear corner. Outdoor lighting. Large shed to the rear. Pathway leading to the outside office. Side access to the driveway. Wall mounted retractable washing line. Electric awning to the back of the property to provide cover over the patio area.

Important information

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

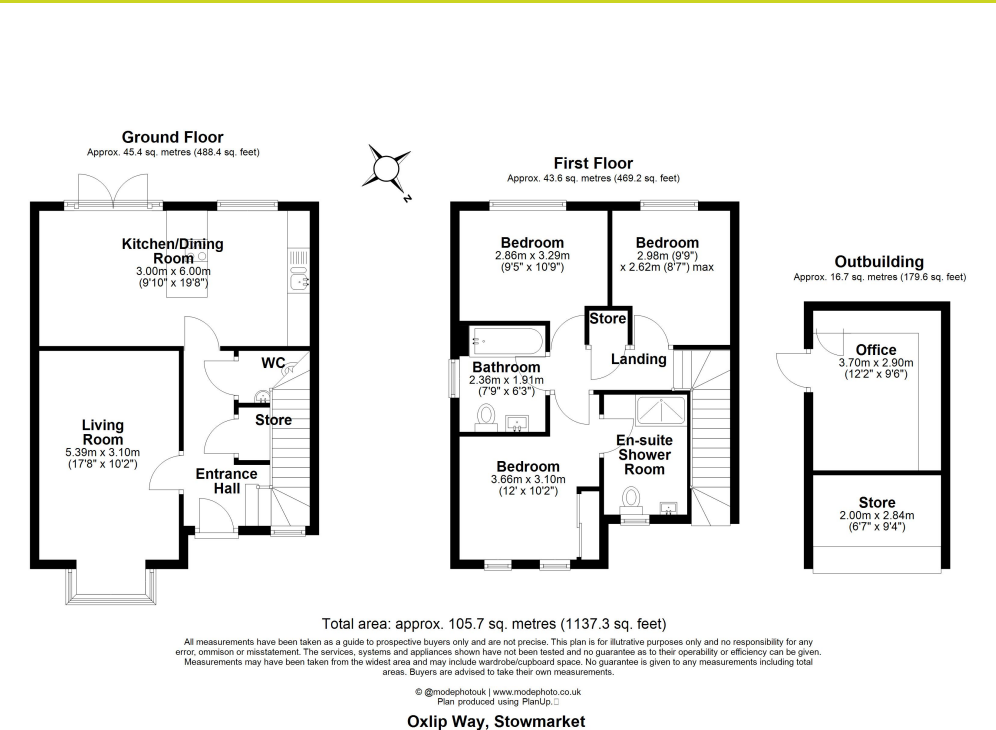
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Disclaimer

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.

