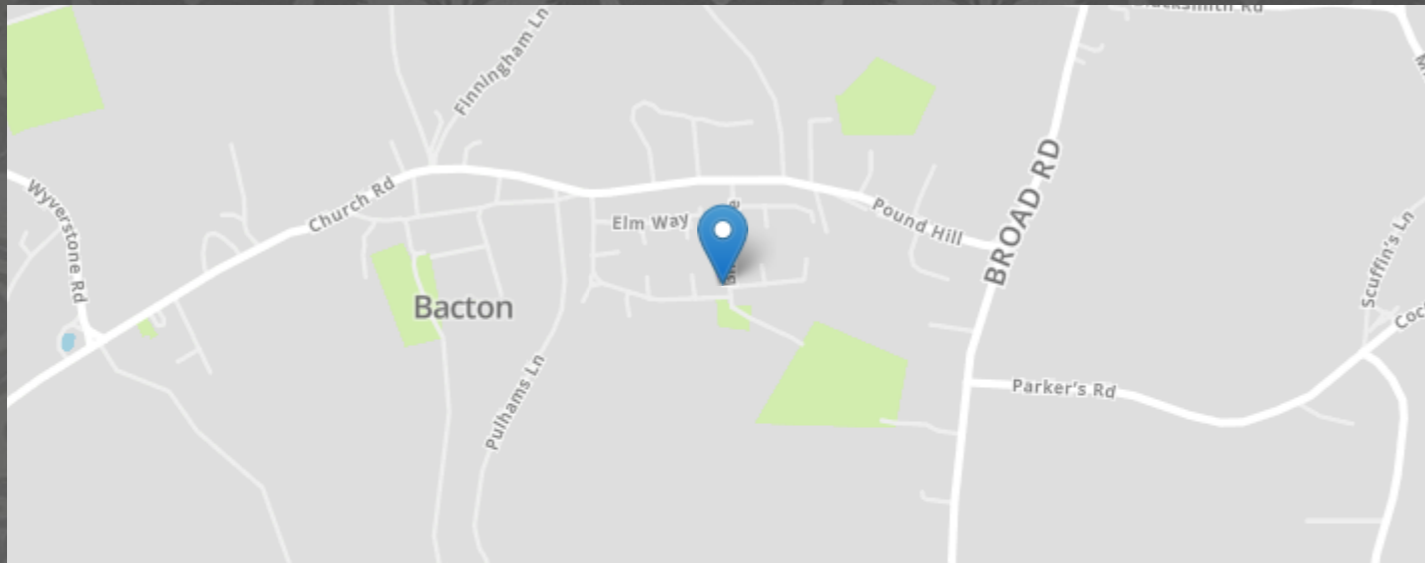


Birch Avenue, Bacton, Stowmarket



MARKS & MANN



- DETACHED BUNGALOW
- CONSERVATORY
- DOUBLE DRIVEWAY
- CORNER PLOT
- VIEWING HIGHLY ADVISED!!!
- LOUNGE
- GARAGE
- DOUBLE GLAZED WINDOWS
- WORKSHOP AND SHEDS

Birch Avenue, Bacton, Stowmarket

Positioned in the popular BACTON VILLAGE, is this THREE BEDROOM DETACHED BUNGALOW situated on a corner plot, benefiting from OFF ROAD PARKING & GARAGE! The property comprises of entrance hallway, kitchen breakfast room, lounge, conservatory, three bedrooms and bathroom. The property is well presented and tastefully decorated throughout. The property is a stones throw away from the local park, and fields for country side walks, and only a short drive from Stowmarket town, including the train station, superstores Tesco & Asda and much more!

Early viewing is HIGHLY RECOMMENDED!

£280,000

MARKS & MANN

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Website www.marksandmann.co.uk

Birch Avenue, Bacton, Stowmarket

Front

Path to storm porch, Shingle area, Side gate, Double drive way providing off road parking..

Entrance Hall

Laminated Flooring, Built in cupboard, Airing cupboard, Electric heater.

Lounge

3.33m x 5.60m (10' 11" x 18' 4")
Double glazed patio door to rear, Coving, Electric heater.

Conservatory

2.75m x 3.29m (9' 0" x 10' 10")
Double glazed French doors to side, Tiled flooring,.

Kitchen/Breakfast Room

2.91m x 3.03m (9' 7" x 9' 11")
Double glazed window to rear, Laminate worktop, Range of eye level units and base units with cupboards and drawers, Electric hob with extractor hood, Double eye level ovens, Stainless steel sink with mixer tap and drinking tap, Water softener, Breakfast bar, Plumbing for washing machine, Plumbing for slimline dishwasher, Space for fridge, Part tiled, Tiled flooring, Electric heater.

Rear Lobby

Double glazed window to side, Tiled flooring, Space for Fridge and Freezer, Door to rear garden.

Bedroom One

3.36m x 3.70m (11' 0" x 12' 2")
Double glazed window to side, Coving, Built in wardrobe, Loft access, Electric heater.

Bedroom Two

3.11m x 4.24m (10' 2" x 13' 11")
Double glazed window to rear, Coving, Electric heater, (Currently being used as dining room).

Bedroom Three

2.96m x 3.04m (9' 9" x 10' 0")
Double glazed window to side, Laminate flooring, Electric heater.

Shower Room

Double glazed window to front, Low level W.C. Pedestal hand wash basin, Extractor fan, Double walk in shower with panel walls, Electric heater.

Rear Garden

Mostly laid to lawn, Patio area, Double gates to the side, Shrubs and pear tree, Outside tap, Detached timber garage/workshop with double doors and power and light connected. Two sheds with power and light connected.

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.



Birch Avenue, Bacton, Stowmarket

Garage

Up and over door with power and light connected, Double drive way providing off road parking.

Agent Notes

The property has Solar Panels which brings in approximately £600.00 pa (This information has been provided by the vendor).

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.

