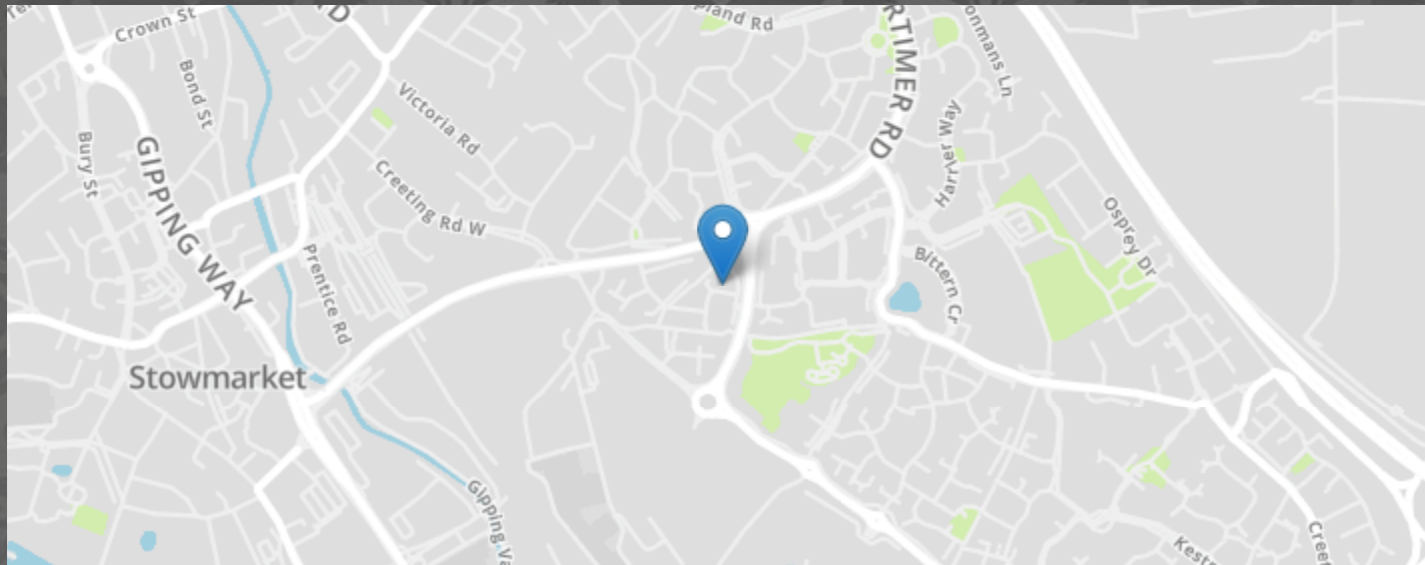


Nuthatch Close, Stowmarket



- EXTENDED OPEN PLAN MODERN KITCHEN/DINER
- 16FT LOUNGE
- AMPLE STORAGE THROUGHOUT PROPERTY
- SOUGHT AFTER LOCATION
- EN-SUITE BATHROOM OFF BEDROOM ONE
- GROUND FLOOR W/C
- DESIGNATED PARKING SPACE
- SOUTH WEST FACING GARDEN

MARKS & MANN

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Website www.marksandmann.co.uk

MARKS & MANN



Nuthatch Close, Stowmarket

Marks and Mann are delighted to bring to market this immaculately presented three bedroom townhouse. With extended modern Kitchen/Diner, spacious rooms and ensuite bathroom to bedroom one, as well as its South West facing rear garden and designated off street parking space, this property is a perfect family home. Located just a short walk from both Stowmarket town centre and train station and with easy access to the A14.

£265,000

Nuthatch Close, Stowmarket

Hallway

Skimmed ceiling, overhead lighting, radiator, carpeted stairs leading to first floor and wood effect flooring.

W/C

Skimmed ceiling, overhead lighting, radiator and wood effect flooring.

Lounge

4.95m x 3.27m (16' 3" x 10' 9")
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window, radiator and carpeted flooring.

Kitchen/Diner

4.17m x 3.83m (13' 8" x 12' 7")
Skimmed ceiling, spotlighting, rear aspect UPVC double glazed windows, French doors and lean to conservatory roof extension, vinyl flooring. Kitchen consists of a range of modern base and eye level units with integrated sink-drainer, fridge freezer, electric oven, microwave oven, gas hob, extraction unit and dishwasher with space for a washing machine.

First Floor Landing

Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window, radiator, carpeted stairs leading to second floor and carpeted flooring.

Bedroom 2

4.26m x 2.81m (14' 0" x 9' 3")
Skimmed ceiling, spotlighting, two rear aspect UPVC double glazed windows, radiator and carpeted flooring.

Bedroom Three

2.62m x 2.19m (8' 7" x 7' 2")
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window, radiator and carpeted flooring.

First Floor Bathroom

2.19m x 1.94m (7' 2" x 6' 4")
Three piece shower room with a skimmed ceiling, spotlighting, extraction fan, heated towel rack and laminate flooring.

Second Floor Landing

Skimmed ceiling, overhead lighting, airing cupboard and carpeted flooring.

Bedroom One

4.64m x 3.20m (15' 3" x 10' 6")
Skimmed ceiling, overhead lighting, loft access hatch, front aspect UPVC double glazed dormer window, fitted wardrobes, radiator, storage cupboard and carpeted flooring.

En-Suite

Three piece bathroom en-suite with skimmed ceiling, spotlighting, extraction fan, heated towel rack and wood effect flooring.

Rear Garden

Landscaped South West facing rear garden with a patio area off of the Kitchen/Diner, external tap, paved steps leading to the side access garden gate, flowerbeds lining the left fence with the remainder laid to lawn, wooden shed to remain.

Disclaimer

In accordance with the Property Misdescriptions Act (1991) 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.

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.

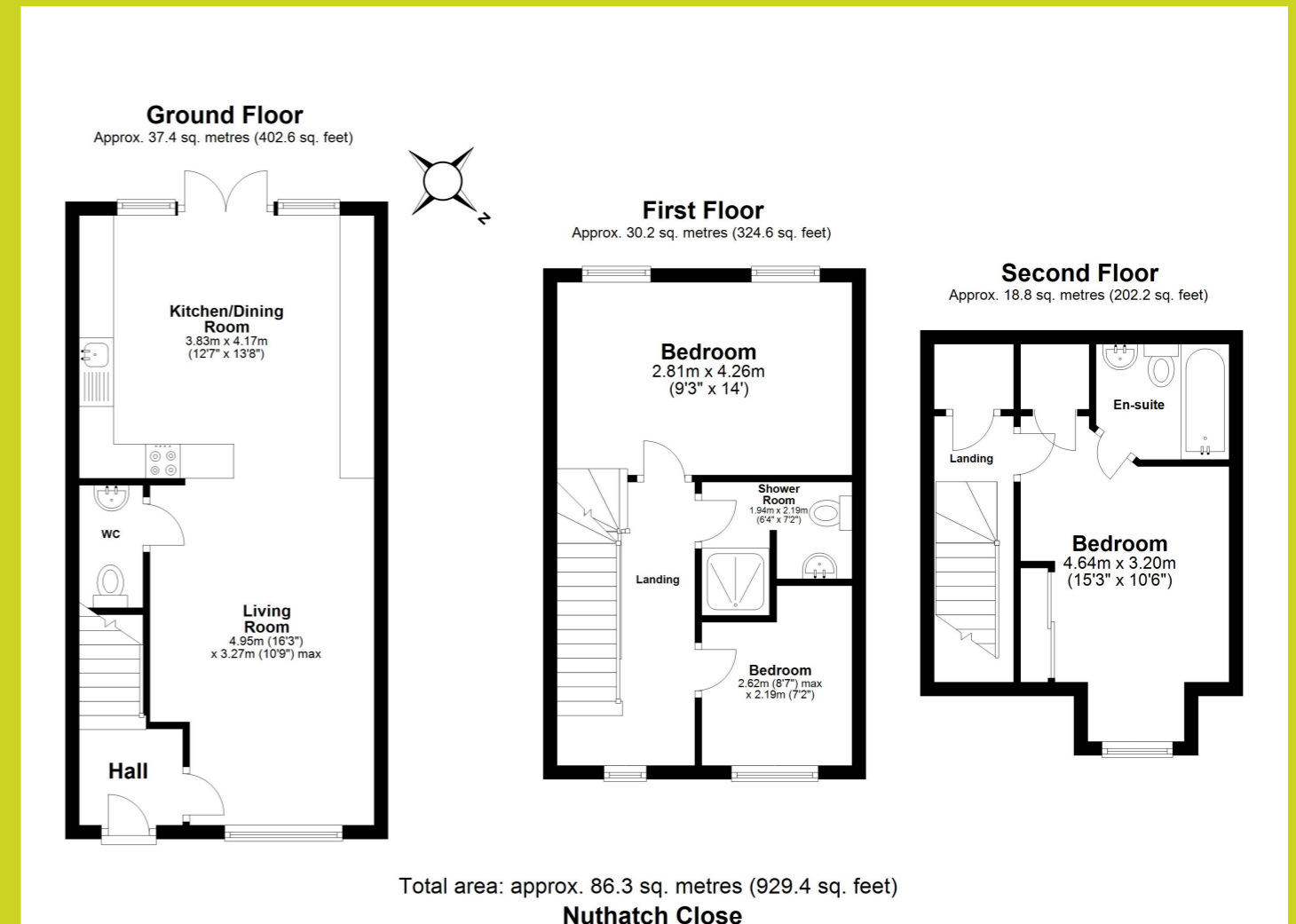
Useful Information

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit : www.rightmove.co.uk/broadband-speed-in-my-area for this information.

Council Tax Band

At the time of instruction, the council tax band for this property is band C.

Nuthatch Close, Stowmarket



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+)	A		
(81-91)	B		87
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	