



£265,000

46 Lavenham Way, Stowmarket, IP14 2PE

This three bedroom DETACHED HOME SITUATED ON THE POPULAR Lavenham Park Development is situated at the end of a cul de sac with no passing traffic, it also has the benefit of BACKING ONTO PLAYING FIELDS of the Combs Middle School thus giving an open view to the rear. The property has three bedrooms, EN SUITE FACILITIES TO THE MASTER, good sized kitchen dining room with oak style units and GENEROUS GARDENS.

There is a ground floor cloakroom, first floor bathroom and CAR PARKING FOR APPROXIMATELY 2 TO 3 VEHICLES and further car parking could be available by conversion of the gravel courtyard area to the front if required. The property has GAS CENTRAL HEATING, RECENTLY INSTALLED SEALED UNIT DOUBLE GLAZED WINDOWS and viewing is strictly through appointment with the above agents.

The accommodation on offer is as follows:

ENTRANCE HALL:

With dado railing.

CLOAKROOM:

With low level WC, pedestal hand basin, half tiled walls, window to front and radiator.

SITTING ROOM:

A good sized room with 2 radiators, dado railing, double aspect windows to side and front, TV and telephone point and stairs to the first floor. Accessible from the glazed double doors leading from the sitting room

KITCHEN DINING ROOM:

With oak style high and low level units, with integrated dishwasher, plumbing for washing machine, integrated oven, hob and hood, tiled splash backs to work surfaces, French Doors to outside, window to rear, radiator and laminate style flooring.

ON THE FIRST FLOOR:

LANDING:

With dado railing and shelved airing cupboard with lagged hot water cylinder.

MASTER BEDROOM:

With radiator, window to the front, dado railing, TV point, triple fitted wardrobes and door to:

EN SUITE:

With low level WC, vanity hand basin with cupboards under, shower in separate cubicle, radiator and half tiled walls.

BEDROOM 2:

Again a double room with radiator, window to rear, loft access and views over the playing fields to the rear.

BEDROOM 3:

Again a good sized double room with radiator, window to front and TV point.

FAMILY BATHROOM:

With low level WC, pedestal hand basin, panel bath, extensively tiled walls, shower over the bath with telephone style shower attachments, window to rear, shaver light, further shaver point, ceramic tiled floor and radiator.

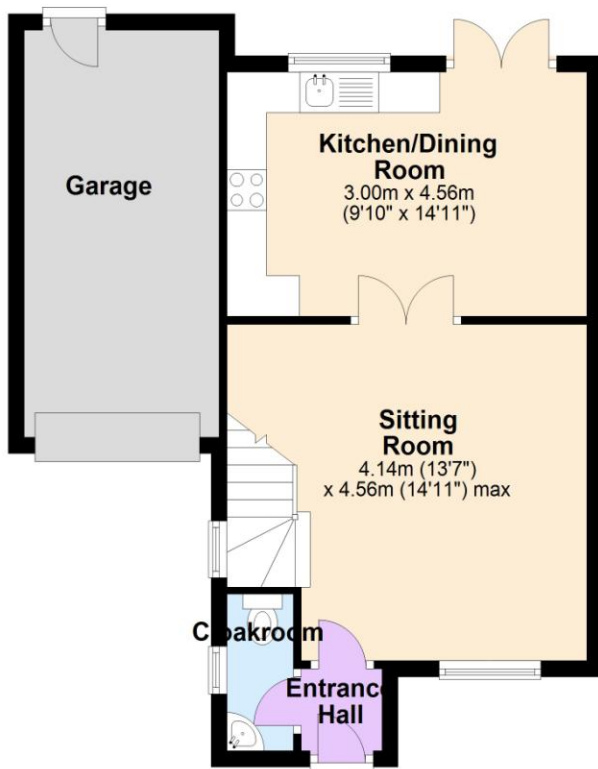
OUTSIDE:

The property as aforementioned has a quiet location at the end of a cul de sac, there are 2 car parking spaces to the front of the property and this leads to the single garage with personal door to the rear, which has been divided into two with a storage area at the front and a useful further storage room to the rear which has been used as a gymnasium and storage in the past, it also houses the gas boiler providing domestic hot water and central heating. Also, to the front of the property is a large gravel covered area which could provide another car parking space if required. subject to the necessary planning permissions and building regulations. The rear gardens, which are south facing, incorporate lawns, side flower and shrub borders, fenced and hedged, good sized patio, slightly L shaped and useful storage/workshop to the rear as shown on the photographs.

FLOORPLANS

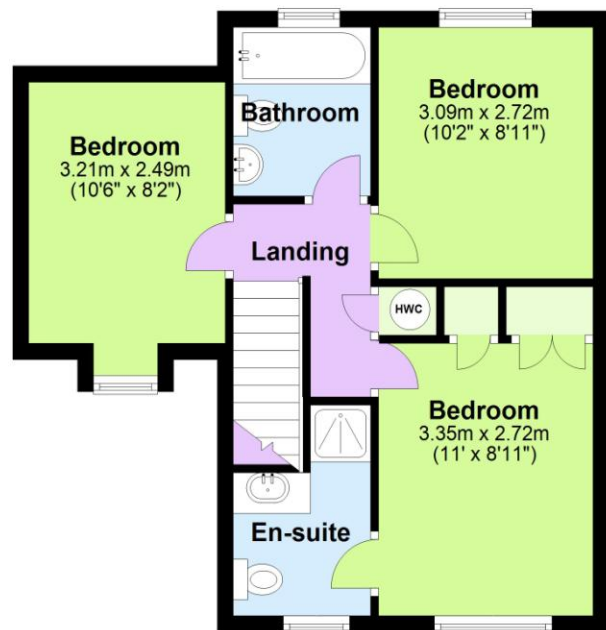
Ground Floor

Approx. 48.0 sq. metres (516.2 sq. feet)



First Floor

Approx. 41.6 sq. metres (448.2 sq. feet)



Total area: approx. 89.6 sq. metres (964.5 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitors.

ALL MEASUREMENTS ARE APPROXIMATE

PHOTOGRAPHS

