

property details **approval form**

3 Mildens Close, Stowmarket, Suffolk, England, IP14 2RF

Date: 04 June 2024

Property Ref and Version: SMK103398 - 0001

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

property details **approval form**

3 Mildens Close, Stowmarket, Suffolk, England, IP14 2RF

Date: 04 June 2024

Property Ref and Version: SMK103398 - 0001

>> **price**

£325,000

Tenure: Freehold

>> **key features**

- > Four bedrooms
- > Two reception rooms
- > Conservatory
- > Cloakroom and shower room
- > Garage, driveway and additional parking
- > Enclosed landscaped garden
- > Cul-de-sac location
- > Close to amenities & schools
- > EPC Rating: D

>> **short description**

This well presented four bedroom detached house is situated on the popular Church Meadow Development in Stowmarket. With modern accommodation throughout it is an ideal family home, therefore viewings on this property are highly recommended.

>> **long description**

Perfectly positioned on the Church Meadow development in Stowmarket is this immaculately presented four bedroom family home. The property is adjacent to Combs Meadow and Wood walk and as the vendors selling agent we would recommend an early internal inspection in order to fully appreciate the size and quality of the accommodation available.

property details **approval form**

3 Mildens Close, Stowmarket, Suffolk, England, IP14 2RF

Date: 04 June 2024

Property Ref and Version: SMK103398 - 0001

>> **room description**

Accommodation

Entrance Hall

Part glazed front door, window to front, stairs to first floor, coved ceiling, dado rail, radiator and engineered oak flooring.

Kitchen

8' 11" max x 9' 6" max (2.72m max x 2.90m max)

Window to side, wall and base units with roll top work surfaces, stainless steel single sink with drainer and mixer tap, electric oven with hob and extractor over, space for fridge freezer, dish washer and washing machine, coved ceiling, part tiled walls, radiator and ceramic tiled flooring.

Dining Room

8' 4" x 9' 6" (2.54m x 2.90m)

Part glazed door to side, arch to lounge, coved ceiling, radiator and engineered oak flooring.

Living Room

10' x 15' 6" (3.05m x 4.72m)

Window to front, patio doors to conservatory, coved ceiling, TV socket, gas fire, radiator and engineered oak flooring.

Conservatory

10' 4" x 10' 5" (3.15m x 3.17m)

Window to three sides, French doors to rear, glazed door to side, wall lights, radiator and ceramic tiled flooring.

Cloakroom

Frosted window to front, wall mounted sink with mixer tap, low level flush W.C, part tiled walls, coved ceiling, radiator and vinyl flooring.

Landing

Window to front, access to loft, coved ceiling, airing cupboard, dado rail and carpeted flooring.

Bedroom One

8' 8" x 13' 3" (2.64m x 4.04m)

Window to side, coved ceiling, radiator and carpeted flooring.

Bedroom Two

9' 1" x 8' 3" (2.77m x 2.51m)

Window to side, coved ceiling, radiator and carpeted flooring.

Bedroom Three

8' 3" max x 9' 11" (2.51m max x 3.02m)

Window to front, coved ceiling, radiator and carpeted flooring.

Bedroom Four

Your William H Brown office: 10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE

T 01449 614459 **E** stowmarket@williamhbrown.co.uk

property details **approval form**

3 Mildens Close, Stowmarket, Suffolk, England, IP14 2RF

Date: 04 June 2024

Property Ref and Version: SMK103398 - 0001

>> **room description**

8' 2" x 6' 1" (2.49m x 1.85m)

Window to front, coved ceiling, radiator and carpeted flooring.

Shower Room

Frosted window to rear, shower cubicle, vanity sink with mixer tap, back to wall W.C, fully tiled walls, coved ceiling, spotlights, extractor fan, heated towel rail and ceramic tiled flooring.

Outside

Garage

16' 3" max x 8' 2" max (4.95m max x 2.49m max)

Up and over door with power and light, driveway to front with outside light.

Rear Garden

Wall enclosed with side access gate, patio and lawn areas with raised flower beds, timber shed with trees and bushes.

property details **approval form**

3 Mildens Close, Stowmarket, Suffolk, England, IP14 2RF

Date: 04 June 2024

Property Ref and Version: SMK103398 - 0001

>> **room description**

property details approval form

3 Mildon Close, Stowmarket, Suffolk, England, IP14 2RF

Date: 04 June 2024

Property Ref and Version: SMK103398 - 0001

>> property images



Your William H Brown office: 10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE
T 01449 614459 E stowmarket@williamhbrown.co.uk

property details **approval form**

3 Mildens Close, Stowmarket, Suffolk, England, IP14 2RF

Date: 04 June 2024

Property Ref and Version: SMK103398 - 0001

>> **property images**



Your William H Brown office: 10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE
T 01449 614459 E stowmarket@williamhbrown.co.uk

property details **approval form**

3 Mildens Close, Stowmarket, Suffolk, England, IP14 2RF

Date: 04 June 2024

Property Ref and Version: SMK103398 - 0001

>> property images

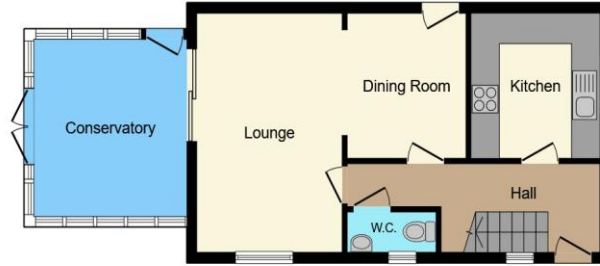
property details approval form

3 Mildens Close, Stowmarket, Suffolk, England, IP14 2RF

Date: 04 June 2024

Property Ref and Version: SMK103398 - 0001

>> floor plan



Ground Floor




First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

Signature

Date

	Signature	Date
Jason Hydes		04/06/24
Mrs D. Munro		

Your William H Brown office: 10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE

T 01449 614459 E stowmarket@williamhbrown.co.uk