



21 Whatfield Way

Stowmarket, Suffolk IP14 2RB



ML Property are delighted to offer for sale this superbly presented and much improved 4 bedroom detached house located on the popular Lavenham Park. The property which benefits from GFCH, UPVC windows and doors, a garage and off road parking is offered for sale with No Onward Chain.



£325,000



x4



x2



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at a glance

- Superbly presented 4 bedroom detached property
- Much improved by the current vendors
- Recently fitted kitchen with open plan living area
- Conservatory and downstairs shower room
- UPVC Windows and Doors with Gas fired central heating
- Garage and driveway with further parking to the front of the property
- Located within a popular residential area
- Offered with No Onward Chain



GIRAFFE360



The property which is situated towards the end of a cul-de-sac affords the following accommodation - hallway, shower room, an open plan L-Shaped kitchen/dining room/sitting room which leads onto a conservatory. On the first floor there are 4 bedrooms and a family bathroom.





"We strongly advise an inspection of the property to appreciate the condition that's on offer!"

outside

Externally the property benefits from a single garage and driveway with a further shingled area to the front of the property providing additional off road parking. The rear garden is predominantly laid to lawn with a patio immediately to the back of the property.

location

Stowmarket provides a wide range of shopping and schooling facility along with the Mid Suffolk Sports & Leisure Centre and a main line rail station to London (Liverpool Street). The A14 dual carriageway is some 0.5 miles or so distant and provides excellent access across the region to Ipswich, Bury St Edmunds, Cambridge and beyond. There is a mainline railway station with direct links to London Liverpool Street which is approx. 90 minutes away.



ground floor

Hallway	
Shower Room	1.54m (5'0) x 1.74m (5'8)
L Shaped Open Plan Area;	
Kitchen/Breakfast Area	5.42m (17'9) x 2.89m (9'5)
Sitting Room Area	3.01m (9'10) x 4.70m (15'4)
Conservatory	3.61m (11'10) x 3.40m (11'1)

first floor

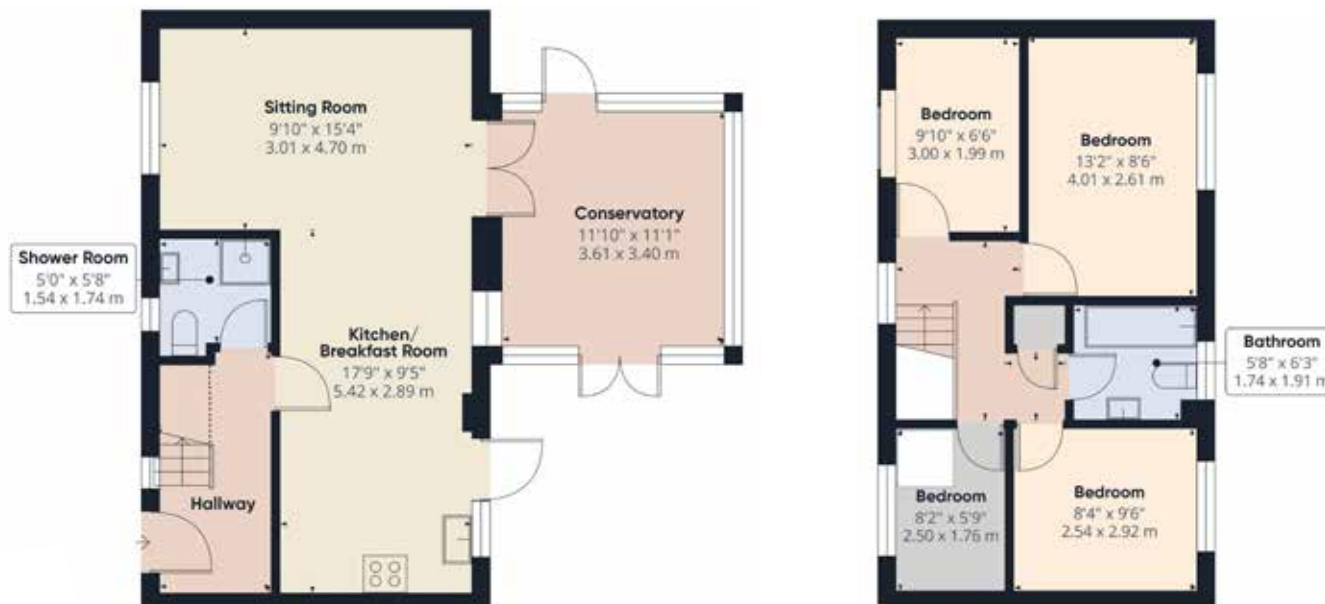
Bedroom 1	4.01m (13'2) x 2.61m (8'6)
Bedroom 2	2.54m (8'4) x 2.92m (9'6)
Bedroom 3	3.00m (9'10) x 1.99m (6'6)
Bedroom 4	2.50m (8'2) x 1.76m (5'9)
Bathroom	1.74m (5'8) x 1.91m (6'3)

services

Mains water; drainage and electricity. Central heating is provided from a gas fired boiler serving radiators throughout.

Local Authority Mid Suffolk District Council - Council Tax Band D.

Please see Material Information brochure and EPC below.



The Agent has not tested any apparatus, equipment, fixtures and 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 a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.

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