

BUCKS

PROPERTY AGENTS



1A Kensington Road, Stowmarket, IP14 1AR

Offers In Excess Of £330,000

- Four Bedrooms
- En-Suite to Master Bedroom
- Recently Decorated Throughout
- Combi Boiler - 3 Years Old
- No Upward Chain
- Semi-Detached House
- Kitchen/Diner
- Gas Radiator Central Heating
- Vacant Possession
- Prime Location Near Town Centre

1A Kensington Road, Stowmarket IP14 1AR

*****OPEN DAY 2ND AUGUST CALL 01449 614700 FOR DETAILS*****Nestled on the desirable Kensington Road in Stowmarket, this charming semi-detached house offers a perfect blend of modern living and comfort. Built in 2011, the property boasts a contemporary design and is presented in excellent condition, making it an ideal choice for families or those seeking a spacious home. Upon entering, you are welcomed into a generous reception room that provides a warm and inviting atmosphere, perfect for both relaxation and with French doors leading into the rear garden ideal for indoor/outdoor entertaining. The heart of the home is the well-appointed kitchen diner, which is designed to accommodate family meals and gatherings with ease. This space is not only functional but also bright and airy, enhancing the overall appeal of the property. The house features four well-proportioned bedrooms, providing ample space for family members or guests. With three bathrooms, including en-suite facilities, ensuring convenience for all. For those with vehicles, the property offers parking for two vehicles, a valuable asset in this sought-after area. The combi boiler, which is only three years old, ensures efficient heating and hot water, contributing to the home's modern amenities. With no upward chain, allowing for a smooth and straightforward purchase process. Additionally, with vacant possession, you can move in without delay and start enjoying your new home right away.

In summary, Kensington Road is a fantastic opportunity for anyone looking to settle in Stowmarket offering something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich. With its spacious layout, modern conveniences, and prime location, it is sure to attract considerable interest



Council Tax Band: C



Entrance Hall

With stairs leading to first floor, understairs storage area, laminate floor and radiator.

Cloakroom

With low level W/C, pedestal basin, tiled floor and radiator.

Sitting Room

11'10" x 15'8"

With two sash windows to rear and French doors leading to rear ideal for indoor/outdoor entertaining along with illuminating the room with natural light, TV point and two radiator.

Kitchen/Diner

22'3" x 10'11"

With bay window to front and window to side, range of modern gloss high and low units, tiled splashbacks, electric hob with extractor hood and fan, electric oven, space for fridge freezer, space for dishwasher, plumbing for washing machine, full length cupboard housing Combi boiler, door leading to outside, tiled floor and radiator.

First Floor Landing

With loft access and radiator.

Bedroom One

13'10" x 8'8"

With sash window to rear and radiator.

En-Suite

With window to side, shower cubicle, low level W/C, pedestal basin, tiled splashbacks, shaver point, tiled floor and heated towel rail.

Bedroom Two

13'8" x 8'8"

With sash window to front, double wardrobe with glass sliding doors and radiator.

Bedroom Three

8'7" x 6'6"

With sash window to rear and radiator.

Bedroom Four

10'7" x 6'6"

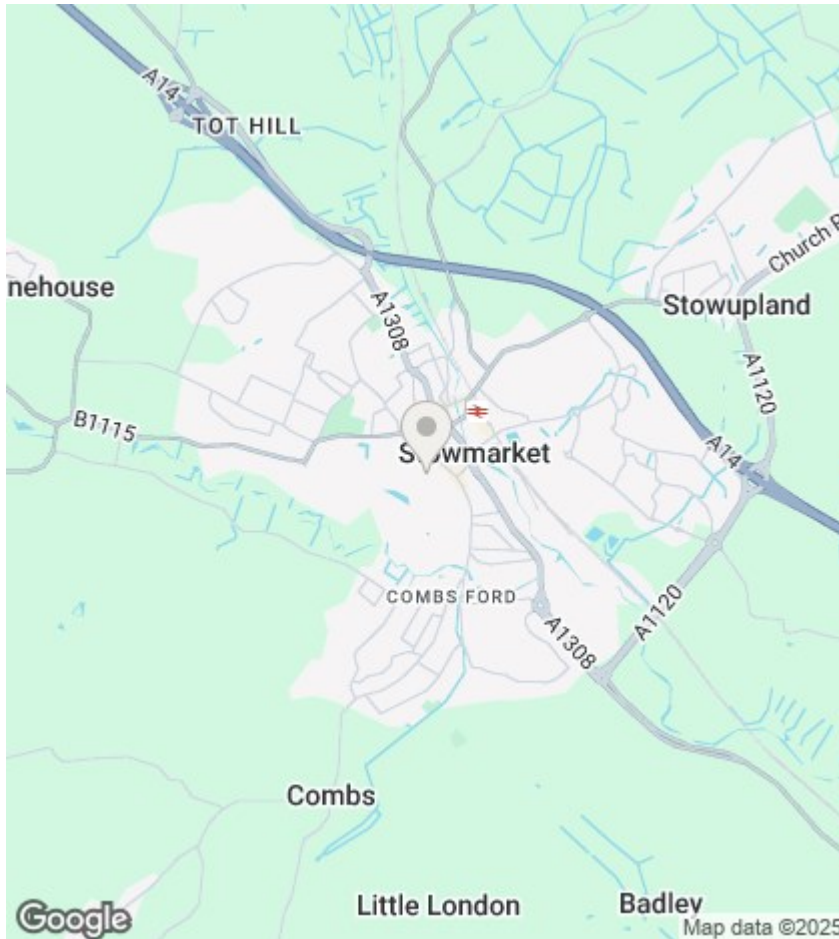
With sash window to front and radiator.

Bathroom

With window to side, bath with mixer tap and shower attachment, corner shower cubicle, low level W/C, pedestal basin, tiled splashbacks, tiled floor and heated towel rail.

Outside

To the front of the property is a block paved driveway providing off road parking for two vehicles, low brick wall, shingle path leading to a side gate to gain access to rear garden. To the rear of the property is a rear garden comprising of a patio area ideal for outdoor entertaining, steps leading down to lawn from sitting room, shrubs, shed and for privacy and seclusion is fenced and walled all around.



Directions

Market Place, Stowmarket IP14 1DT, UK
Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Slight right onto Milton Rd S Turn right onto Stricklands Rd Turn right onto Kensington Rd Destination will be on the right Arrive: Kensington Road, Stowmarket IP14 1AR, UK

Viewings

Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with SketchUp 12.0.0.