



1a Kensington Road | Stowmarket | Suffolk | IP14 1AR

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TOWN & VILLAGE
PROPERTIES

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1a Kensington Road, Stowmarket, Suffolk, IP14 1AR

“A spacious four bedroom semi-detached house conveniently located for Stowmarket town centre, with generous off-road parking, proportionate gardens & no onward chain.”

Description

An excellent opportunity to acquire a spacious four bedroom semi-detached modern house, conveniently located on a tucked away street just a stone's throw from the heart of Stowmarket town centre, as well as being conveniently placed for the town's mainline railway link to London Liverpool Street.

Other notable benefits include generous off-road parking as well as being offered with the added benefit of no onward chain.

About the Area

Stowmarket is a popular market town located in the heart of Suffolk and offers a good selection of shops, amenities and facilities. There is a mainline rail station in Stowmarket offering a service to London's Liverpool Street Station with an approximate journey time of 80 minutes and ideal access onto the A14 linking to Bury St Edmunds approximately 13 miles and on up to Cambridge and the Midlands. Whilst in the other direction the A14 leads to Ipswich, approximately 14 miles.

The accommodation in more detail comprises:

Front door to:

Reception Hall

Welcoming, light and airy entrance with stairs rising to the first floor and doors to:

Cloakroom

White suite comprising w.c, hand wash basin with tiled splash back, tiled flooring and extractor.

Sitting Room Approx 11'11 x 15'8 (3.63m x 4.78m)

Generous space with French doors to rear opening onto the terrace, two windows to rear aspect overlooking the proportionate, attractive gardens.

Kitchen/Dining Room Approx 22'4 x 11' reducing 9'3 (6.8m x 3.35m reducing to 2.83m)

Substantial open-plan space with delightful bay window to front aspect as well as incorporating ample space for a dining table and open-plan to fitted kitchen with a matching range of wall and base units with worktops over and inset with one and a half bowl stainless steel sink, drainer and chrome mixer tap. Integrated appliances include Samsung oven with Hoover four ring halogen hob with extractor over, space for washing machine and fridge/freezer, tiled flooring, spotlights, door to storage cupboard housing the gas-fired boiler and fuse board as well as incorporating a hanging space, window to side aspect and personnel door to side opening onto an additional sun terrace.

First Floor Galleried Landing

Access to loft and doors to:





Master Bedroom Approx 13'10 x 8'9' (4.22m x 2.66m) including wardrobe

Double room with sash window to rear aspect and door to:

En-Suite Shower Room

White suite comprising w.c, hand wash basin with tiled splashback, tiled shower cubicle, heated towel rail, tiled flooring, spotlights, extractor and frosted window to side aspect.

Bedroom Two Approx 13'7 x 8'8 (4.17m x 2.65m)

Double room with sash window to front aspect.

Bedroom Three Approx 11'11 x 6'6 (3.63m x 1.99m)

Sash window to rear aspect.

Bedroom Four Approx 10'7 x 6'6 (3.24m x 1.99m)

Sash window to front aspect.

Family Bathroom

White suite comprising w.c, hand wash basin with tiled splashback, corner tiled shower cubicle, panelled bath with shower attachment, heated towel, mirror and shelving cabinet, tiled flooring, spotlights, extractor and frosted window to side aspect.

Outside

The property enjoys an attractive frontage and is set slightly back from the road as well as being accessed via a private drive providing ample off-road parking. Through a side gate is a sun terrace, which in turn leads to predominately lawned rear gardens with an additional terrace abutting the rear of the property and boundaries defined by a mixture of a pretty brick wall as well as panelled fencing. An array of flower and shrub borders are interspersed through the grounds. Incorporated within the plot is a timber storage shed.

Local Authority

Mid Suffolk District Council

Council Tax Band – C

Services

Mains water, drainage and electricity. Gas-fired heating.



Disclaimer

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Energy performance certificate (EPC)

1a Kensington Road STOVVAMARKET IP14 1AR	Energy rating C	Valid until: 9 February 2034
		Certificate number: 6834-3722-7300-0630-4296

Property type: Semi-detached house
Total floor area: 112 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



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