



Park Gate

Lower Road | Onehouse | Stowmarket | Suffolk | IP14 3BZ

**STRUTT
& PARKER**

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An attractive detached house set in mature gardens offering spacious accommodation with outstanding views out over rolling countryside

Entrance Hallway | Sitting Room | Dining Room | Study | Kitchen | Five Bedrooms | Two Bedrooms | Large Garden and Grounds | Swimming Pool | Double Garage | Studio Annex

Situation

Park Gate is approximately 2.5 miles west of Stowmarket and provides excellent access to the A14 for direct access to Ipswich (35 mins), and to Norwich (1 hour) via the A140. Main line rail services run regularly to London's Liverpool Street station from Stowmarket (1 hour 30mins).

The county town of Ipswich lies 17 miles away where there is a full range of services.

Directions

Available directly from Strutt and Parker.



The Property

Ground Floor:

Entrance Hall 2.4m x 4.2m

With under stairs cupboard, stairs to first floor landing and doors to the following rooms.

Sitting Room 6.2m x 5.9m

A double aspect room with open fire, brick surround and hearth, wooden floor and wall mounted lights. There is a large bay window offering views over the surrounding gardens and access onto the veranda.

Dining Room 4.2m x 5.4m

A spacious dining room with bay window and doors leading to veranda, hatch into the kitchen with wooden floor.

Downstairs WC 1.7m x 1.2m

WC and wash hand basin.

Study 2.3m x 2.5m

Kitchen 5.3m x 3.6m

A newly fitted kitchen with a range of cream fitted head and floor level units, terracotta tiled floor, double ceramic sink with chrome fittings, oil fired AGA, electric oven and integrated hob. Hatch through to dining room with doors to walk-in pantry and rear garden. The pantry has a number of built-in shelves.



First Floor:

First floor landing with doors leading to:

Master Bedroom 6.0m x 3.9m

A large double bedroom with dual aspects over the rear and side garden. There is an open fireplace, hand wash basin, heated towel rail and fitted wardrobe on wooden floor.

Bedroom 2 3.6m x 5.4m

Large double bedroom with bay window overlooking the rear garden. With wash basin, fireplace and three large fitted wardrobes.



Bedroom 3 3.9m x 3.7m

A double aspect room with inbuilt cupboard and wooden floor.

Bathroom 1 2.3m x 2.3m

Bath and wash hand basin with chrome fittings and heated towel rail.

WC

WC and wash hand basin with chrome fittings.

Second Floor:

Separate WC

Bathroom 2 3.4m x 3.6m

Bath with chrome shower attachment and tile surround, shower cubicle with rain head, wash hand basin and under eaves storage.

Bedroom 4 4.2m x 2.0m

A single bedroom with views over the rear garden. Wooden floor and heated by single radiator.

Bedroom 5 4.0m x 3.5m

A double aspect room, wash hand basin with chrome fittings, light over sink, glass shelf, towel rail, two under eaves storage cupboards.

Outside:

There is a large well maintained garden with a swimming pool. There is a veranda that surrounds the property. To the side of the formal gardens there is a less formal 'wild garden' which has a small outbuilding for storing wood and acts as a garden room.

To the front of the property there is parking for several cars on a driveway which has a separate entrance and exit through double gates onto the public highway. The double garage is situated alongside the parking area. Above one of the garages is a studio area for storage.



Outdoor Utility Room

Utility room adjoining the house with washing machine and tumble dryer.

Outdoor Shower Room

Shower cubicle with electric shower and wash hand basin with chrome fittings.

Workshop

General

Services Mains electricity and water.

Local Authority Mid Suffolk District Council

Council Tax Band G—£2,546.50

Rent £1,700 per calendar month

Term Length 12—36 months Assured Shorthold Tenancy

Commencement Date 16th June 2016

Deposit £3,400

Pets At Landlord's discretion

Charges

The following Tenant Charges may apply prior to tenancy commencement:

Credit References £200 plus VAT

Inventory recharged at 50% cost inclusive of VAT

A gardener will be provided, the cost of which will be recharged to the Tenant.

All advertised prices are exclusive of utility and other associated services.

Contact For more information or to arrange a viewing please contact: 01473 220424



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