



Offers In Excess of £350,000
5 Kensington Road, Stowmarket, IP14 1AR

This WELL PRESENTED FOUR BEDROOM PROPERTY IN A MUCH SOUGHT AFTER LOCATION in Stowmarket CLOSE TO THE TOWN CENTRE boasts sealed unit double glazed windows, gas radiator central heating, FOUR DOUBLE BEDROOMS, single GARAGE and OFF ROAD PARKING FOR APPROXIMATELY TWO VEHICLES. The agents would recommend an internal inspection at the earliest opportunity to fully APPRECIATE THE EXCEPTIONAL ACCOMMODATION ON OFFER.

The accommodation on offer is as follows:

ENTRANCE PORCH:

With tiled floor leading to:

HALLWAY:

With radiator and leading to:

LOUNGE:

With bay window to the front aspect. telephone point, TV point, two working fireplaces with the original surrounds, three radiators and patio doors to the outside.

KITCHEN:

With a range of high and low level oak style fitted units, window to the rear, sink and drainer, TV point, patio doors to the rear, laminate flooring, electric hob and cooker, extractor hood and fan, integrated dishwasher, plumbing for washing machine and radiator. Combi boiler housed in high level cupboard providing domestic hot water and central heating. The kitchen has an integral door leading to:

GARAGE:

A single garage with double opening doors, power and light connected.

ON THE FIRST FLOOR:

LANDING:

With loft access.

BEDROOM 1:

With bay window to the front aspect, radiator, fireplace and TV point.

BEDROOM 2:

With window to the rear aspect, dado railing, fireplace, TV point, two fitted wardrobes and radiator.

BEDROOM 3:

With patio doors leading onto a Juliette balcony, radiator and TV point and leading to:

EN SUITE:

With suite comprising low level WC, double shower cubicle, sink, full length storage cupboard, heated towel rail, tiled floor and tiled splash backs.

BEDROOM 4:

With two windows to the front aspect, two radiators, TV and telephone point.

FAMILY BATHROOM:

With suite comprising low level WC, panel bath with mixer tap and shower attachments, pedestal hand basin, shower in separate cubicle, heated towel rail, extractor fan and window the rear aspect..

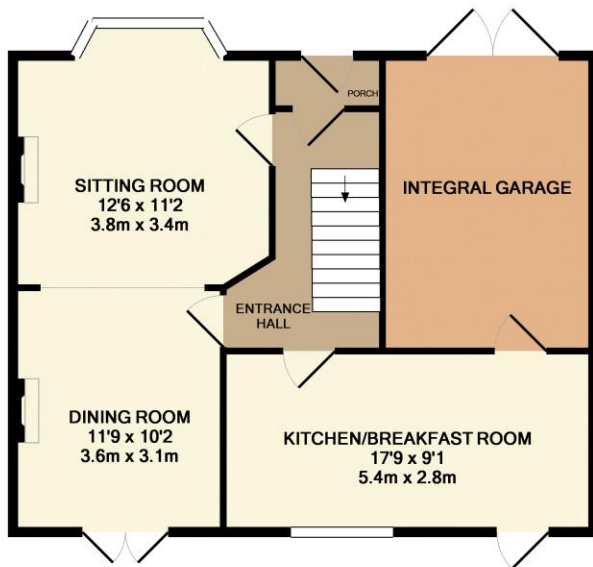
OUTSIDE:

To the front of the property is a shingle area which could provide parking, there are further parking spaces available in front of the garage. The rear garden has an enclosed large patio area, there is a lawn, with shrub borders and trees, two concrete sheds, and is fenced and walled all around.

DIRECTIONS:

Head north towards Tavern Street B1115, turn right at the 1st cross street onto Station Road W/B1115, turn right into Gipping Way, A1308, turn right onto Milton Road, turn right onto Stricklands Road, turn right onto Kensington Road where the property will be found on the left.

FLOORPLANS



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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 operability or efficiency can be given.
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THE PROPERTY MISDESCRIPTIONS ACT 1991

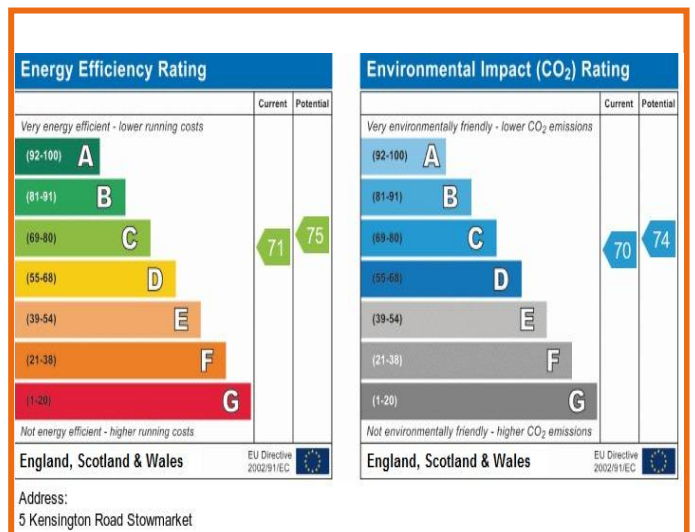
The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitors.

ALL MEASUREMENTS ARE APPROXIMATE

PHOTOGRAPHS

BUCKS
PROPERTY AGENTS



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