



Offers In Excess Of £280,000  
92 Kipling Way, Stowmarket, Suffolk, IP14 1TR

BUCKS Property Agents are delighted to offer for sale this **RECENTLY MODERNISED** and fully updated **THREE BEDROOM DETACHED BUNGALOW** located in a cul de sac location on the ever popular Chilton Hall development. The property has been **UPDATED TO THE HIGHEST OF STANDARDS** and offers **VACANT POSSESSION** and **NO UPWARD CHAIN**. The property now boasts **NEWLY INSTALLED KITCHEN, WET ROOM & WC, NEW FLOORING** and fitted blinds throughout the property. There is a **NEW COMBI BOILER** and fuse board. The gardens have been cultivated & **LANDSCAPED** and there is new **FENCING ERECTED**. There is also a **SINGLE GARAGE** and **OFF ROAD PARKING**. Situated in a **PROMINENT POSITION** with **NO PASSING TRAFFIC**, **THIS PROPERTY IS CERTAINLY A RARE FIND**.

Stowmarket itself offers shops, businesses and cinema etc and main line rail to London Liverpool Street.

The agents recommend an internal inspection at the earliest convenience to appreciate the accommodation on offer.

**The accommodation on offer is as follows:**

**ENTRANCE HALL:**

With engineered wood flooring, cupboard housing Combi boiler, radiator & loft access which is part boarded.

**SITTING ROOM:**

With two radiators, window to the front, TV point and patio doors to the rear.

**KITCHEN:**

Newly fitted offering a range of high & low level units with electric hob & oven, angled extractor hood, tiled splashbacks, sink, wooden worktops, radiator, engineered wood flooring, plumbing for washing machine, space for fridge freezer, window to the rear and door to the outside.

**BEDROOM 1:**

With window to the front, radiator.

**BEDROOM 2:**

With window to the rear and radiator.

**BEDROOM 3:**

With window to the front and radiator.

**WET ROOM:**

Newly fitted suite with window to the rear, radiator sink in vanity unit, WC, panelling to the walls, waterfall shower.

**SEPARATE WC:**

With vinyl tiled flooring, WC, sink in vanity unit, window to the rear and radiator.

**OUTSIDE:**

To the front of the property are shale and shingle areas with a pathway leading to the front door and also to a further shingle area. To the right hand side of the property is a SINGLE GARAGE with up & over door and power & light connected and personal door and window to the rear.

The driveway provides off road parking. There are also two gates giving access to the rear garden.

The rear garden comprises newly laid lawn and patio, shrubs, gravel storage area and is fenced & walled around.

**DIRECTIONS:**

**Head East on Tavern Street B1115 towards Bury St Edmunds. Follow B1115. Turn left on to Gipping Way A1308. Go Over 1 roundabout, take the 1st exit on to Bury Road. Turn left on to Chilton Way. Turn right on to Kipling Way, where the property can be found marked by a Bucks for sale board.**

## FLOORPLANS



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.

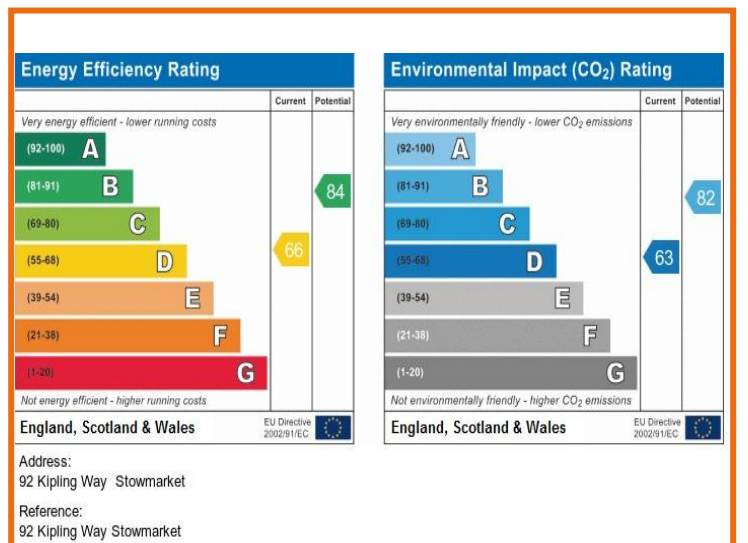
References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitors.

### ALL MEASUREMENTS ARE APPROXIMATE



# PHOTOGRAPHS

**BUCKS**  
PROPERTY AGENTS



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