

# property details **approval form**

Cleve End, Kates Lane, Wetherden, Stowmarket, Suffolk, IP14 3LE

**Date:** 15 March 2023

**Property Ref and Version:** SMK103164 - 0001

## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£525,000

Tenure: Freehold

## >> **key features**

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- > Detached Bungalow
- > Three Bedrooms
- > Kitchen/ Diner
- > Utility
- > Large Front And Rear Garden
- > Family Bathroom/ Shower Room
- > EPC Rating: Awaited

## >> **short description**

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This well presented detached bungalow offers three bedrooms, kitchen/ diner, lounge, utility, family bathroom, enclosed large rear garden and double garage. Call now to arrange a viewing!

## >> **long description**

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## >> **directions**

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**Your William H Brown office:** 10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE

**T** 01449 614459 **E** stowmarket@williamhbrown.co.uk

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## >> **room description**

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### **Accommodation**

#### **Entrance Porch**

The property is entered through a part glazed front door into the entrance porch with window to front and side and wooden door to;

#### **Entrance Hall**

21' 9" x 9' 6" ( 6.63m x 2.90m )

Built in cupboards, coved ceiling, radiator, dado rail, access to loft, carpeted flooring.

#### **Cloakroom**

Frosted window to side, low level WC, fully tiled walls, coved ceiling, carpeted flooring.

#### **Lounge**

18' 4" x 18' ( 5.59m x 5.49m )

Window and patio doors to front, wood burner, coved ceiling, two radiators, wall lights, TV point, carpeted flooring.

#### **Kitchen/ Diner**

18' extending to 8' 9" x 19' ( 5.49m extending to 2.67m x 5.79m )

Window to rear and side, patio doors to side, fitted with a range of wall and base units and rolled edge work surface, stainless steel single sink and drainer with mixer tap, space for dishwasher, washing machine, cooker with extractor over, part tiled walls, radiator, wall lights, ceramic tiled and carpeted flooring, door to:

#### **Utility**

8' 9" x 5' 6" ( 2.67m x 1.68m )

Part glazed door to rear garden, built in cupboards, space for fridge freezer, radiator, ceramic tiled flooring.

#### **Shower Room**

Frosted window to side, shower cubicle, wall mounted sink, low level WC, fully tiled walls, radiator, shaver point, extractor fan, carpeted flooring.

#### **Bedroom One**

11' 9" x 11' 9" ( 3.58m x 3.58m )

Window to front and side, coved ceiling, built in cupboards, radiator, dado rail, access to loft.

#### **Bedroom Two**

8' 9" x 8' 9" ( 2.67m x 2.67m )

Window to side, coved ceiling, picture rail, radiator, carpeted flooring.

#### **Bedroom Three**

12' 9" x 2' 9" ( 3.89m x 0.84m )

Window to rear and side, fitted wardrobes, coved ceiling, radiator, carpeted flooring.

#### **Family Bathroom**

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Frosted window to side, low level WC, pedestal wash hand basin with mixer tap, airing cupboard, fully tiled walls, shaver point, radiator, carpeted flooring.

### **Outside**

#### **Rear Garden**

Fence enclosed, extensive patio area, timber shed.

#### **Front Garden**

Lawn and patio area, hedging, mature trees, driveway for multiple cars.

### **Agents Note:**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.

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## >> floor plan

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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## >> approval

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**Signature**

**Date**

**Jason Hydes**

**Mrs Y. Martin**

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