

oakheart



£250,000

Asking Price

Kersey Close, Stowmarket



Located on a peaceful residential development within walking distance of Combs Wood & Church Meadow nature reserve is this attractive and versatile semi detached chalet bungalow that is the perfect opportunity to for those looking to semi-retire or keen DIY enthusiasts looking for their next project!

This flexible property is offered for sale with no onward chain and is well located for easy access to the local amenities in Stowmarket. These include; key Supermarket chains, the Train Station, Busy Public Houses, Local Restaurant's and Deli's and Local Schooling. Conveniently within a short walk the property also benefits access to

local Nature Reserves for those who enjoy walking amongst the local area.

Upon approach there is parking on a private driveway for two vehicles in tandem, before a useful single garage. There is a side gate to a well sized rear garden that is mainly laid to lawn with a neat patio area from the rear of the property. The garden also includes a timber built shed and greenhouse. Internally the accommodation is naturally bright with a homely charm but is now ready for new occupiers to make their own mark. There is a wealth of flexibility to this home with the potential option for a ground floor bedroom in

addition to the two first floor bedrooms. Currently the ground floor consists of a well proportioned galley style kitchen, a dining room and a sizeable front aspect living room. The kitchen is cleverly designed to incorporate a wealth of storage space in both eye and low levels, plenty of work surface space and a handy door to the rear garden.

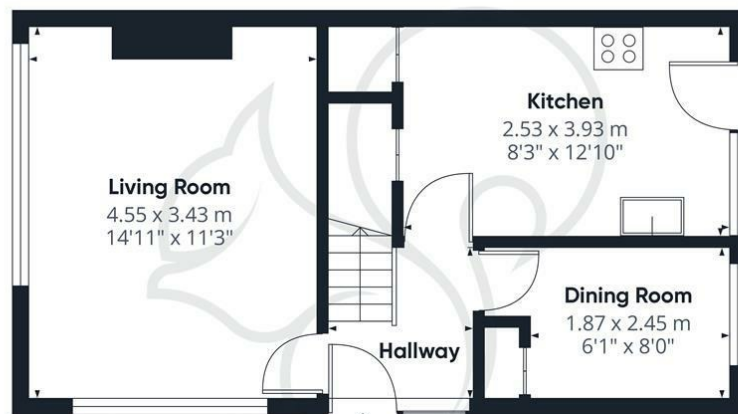
The front aspect living room is a cosy yet spacious reception room that centres around a gas fireplace with carpet flooring, a sizeable window to the front and a feature dado rail. Carpeted stairs rise to the first floor to reveal two double bedrooms that are both serviced by a colourful fully tiled bathroom suite.



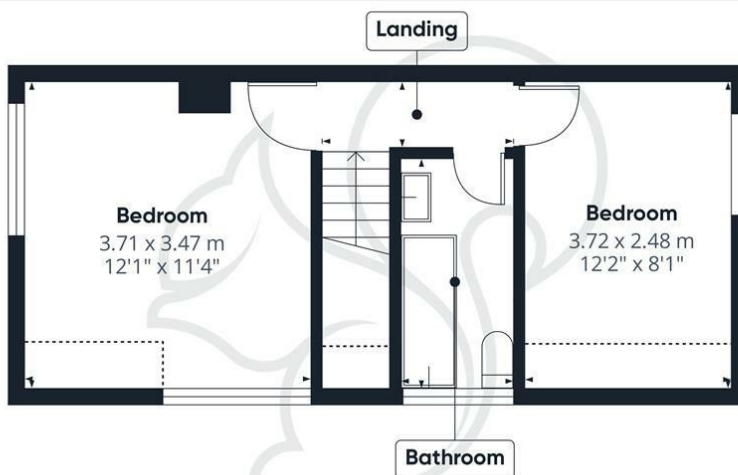








Ground Floor Building 1



Floor 1 Building 1

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Approximate total area⁽¹⁾

64.5 m²

696 ft²

Reduced headroom

2.2 m²

24 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


GIRAFFE360

Local Authority:
Mid Suffolk

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

| | Current | Potential |
|--|--|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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