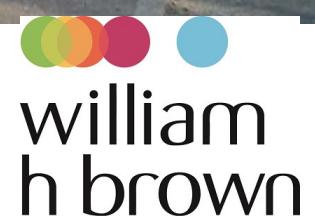




Wisteria House, Church Close, Kenton, IP14 6JQ



welcome to

Wisteria House, Church Close, Kenton

Situated in a peaceful location in Kenton, this well-maintained three/four bedroom detached home offers spacious and versatile accommodation, ideal for modern living.

Front Porch

Generous size to accommodate coats shoes, boots etc. Tiled floor, double glazed windows to each side.

Entrance Hall

Stairs and radiator with pierced cover. Wood flooring.

Cloakroom

Wash hand basin, WC, radiator, tiled floor, window to rear.

Sitting Room

16' 10" x 14' 11" (5.13m x 4.55m)

Log burner with brick hearth, two radiators, carpet flooring, double glazed window to front, double glazed French doors to rear leading to covered paved terrace and Garden Room.

Kitchen

16' 10" x 9' 11" (5.13m x 3.02m)

Magnet cream Shaker style base and wall units, Rangemaster 110 cooker, table and chairs, integrated dishwasher, water softener, space for a large fridge freezer, Villeroy & Boch double ceramic sink and drainer, radiator, tiled flooring, double glazed window to front, bifold doors to Conservatory.

Conservatory

14' 7" x 13' 5" (4.45m x 4.09m)

Double glazed surround, vaulted, insulated and uPVC clad ceiling, tiled flooring, two radiators, double glazed French doors leading to covered decked patio

Utility Room

6' 6" x 6' (1.98m x 1.83m)

Magnet cream Shaker style base and wall units, Villeroy & Boch ceramic sink and drainer, space for washing machine and dryer, radiator, tiled flooring, double glazed door to covered decked patio.

Lobby

Tiled flooring, oil-fired wall-mounted boiler, double glazed window to front.

Studio/Bedroom Four

19' 5" x 13' 2" (5.92m x 4.01m)

Wooden flooring with under-floor heating, Velux roof window, double glazed window to front and rear, double glazed stable door and double glazed bifold doors to covered decked patio.

Landing

Large airing cupboard with hot-water tank, radiator with pierced cover, loft hatch, carpet flooring, double glazed window to rear.

Bedroom 1

16' 10" x 10' 7" (5.13m x 3.23m)

Magnet fitted wardrobes including dressing table and fitted cupboards above bed-head, radiator, carpet flooring, double glazed window to front and rear.

En Suite

Vanity unit with wash hand basin and cupboards, WC, large enclosed shower, heated towel rail, tiled flooring, double glazed window to front.





Bedroom 2

12' x 7' 5" (3.66m x 2.26m)
Radiator, carpet flooring, double glazed window to rear.

Bedroom 3/Office/Dressing Room

9' x 8' 5" (2.74m x 2.57m)
Radiator, carpet flooring, large wardrobe/storage with sliding doors, double glazed window to front.

Bathroom

Wash hand basin, P-shape bath with over-head shower, WC, heated towel rail, tiled walls and flooring, double glazed window to front.

Front Garden

Landscaped garden, privet and laurel boundary hedge, off-road parking in front drive for 2 to 3 cars, EV charging point.

Rear Garden

Covered decked patio, covered paved terrace, large Garden Room, summer house, storage shed, potting shed and greenhouse, side gate to front, path under Wisteria pergola leading to rear gate and rear drive with off-road parking for up to 5 cars, various garden 'rooms' and gravel garden. The garden is mainly paved and planted with trees, shrubs and roses to minimise upkeep and keep it usable all year.

Garage

Double sized with power and light, vaulted ceiling, up-and-over door, door at rear to garden.

Agents Note

The property has oil fired central heating, solar panels, storage batteries, Solar iBoost, EV charging point, Klargeter treatment plant, plantation shutters throughout



view this property online williamhbrown.co.uk/Property/FLH105597



welcome to

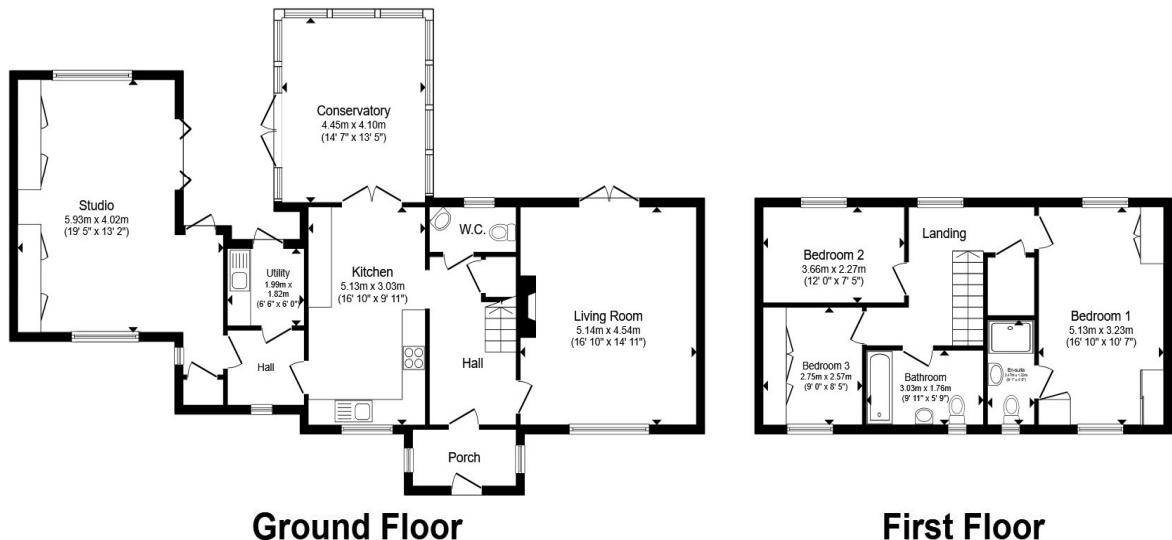
Wisteria House Church Close, Kenton

- Beautifully Maintained Three/Four Bedroom Detached House
- Central Kitchen With Separate Utility Room
- Conservatory/Dining Room
- Sitting Room With Log Burner
- Primary Bedroom With En-Suite

Tenure: Freehold EPC Rating: B

Council Tax Band: D

£500,000



Ground Floor

First Floor

Total floor area 162.1 m² (1,745 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

view this property online williamhbrown.co.uk/Property/FLH105597



Property Ref:
FLH105597 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01728 723923



Framlingham@williamhbrown.co.uk



26 Market Hill, Framlingham, WOODBRIDGE, Suffolk, IP13 9AN



williamhbrown.co.uk

