



## KIPLING WAY STOWMARKET, IP14 1TR

£220,000  
FREEHOLD

### LARGE GARDEN AND POTENTIAL!

Located on the favoured Chilton Hall Development in the historic town of Stowmarket. This spacious 3 bedroom semi-detached property benefits from a large garden and a spacious driveway, providing ample parking space. The inviting living room flows into the kitchen dining area, ideal for entertaining. With three good sized bedrooms and a bathroom, this home offers comfortable living. This property is in prime location just a stone's throw from the town centre. Don't miss out on this fantastic property.

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# KIPLING WAY

- Spacious 3 Bedroom Semi-Detached Property
- Located on The Popular Chilton Hall Development
- A Walk Away From The Town Center
- Gas Central Heating
- Room To Extend Subject To Planning
- Modern Bathroom
- Good Sized Enclosed Garden
- Parking for Ample Vehicles
- Easy Access to the A14
- Take a Look Inside with Our 360 Virtual Tour!



## Entrance Hall

Entrance hall leading to living room

## Living Room

Spacious living room with window to front and radiator. Stairs to upper floor and archway to kitchen/dining room.

## Kitchen/Dining Room

Bright, well designed kitchen with ample wall and base, cupboard and drawer units. Space for fridge freezer and electric cooker to remain. Inset sink and drainer with mixer tap, plenty of work top space with wall tiling and tiled floor. Space for dining table, sliding doors to garden.

## Landing

Landing with loft access and storage cupboard.

## Bedroom 1

Large double room with dual aspect windows to front and radiator.

## Bedroom 2

Double room with window to rear and radiator.

## Bedroom 3

Single room with window to rear and radiator.

## Bathroom

Modern family bathroom with bath with shower over. Vanity sink and WC. Window to side and radiator.

## Front garden

Blocked paved driveway offering ample parking with gated access to rear garden.

## Rear Garden

Large garden mainly laid to lawn and boarded with mature shrubbery. Enclosed by fencing offering a good degree of privacy.





## KIPLING WAY

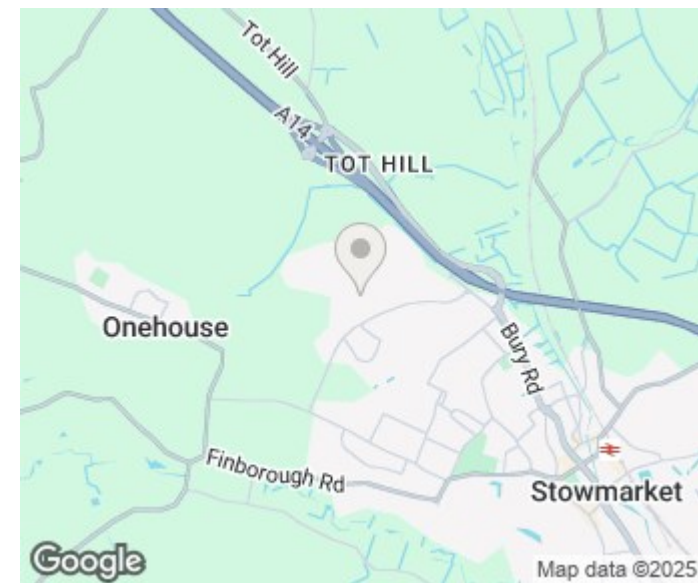




Ground Floor



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: B

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 and potential buyers/tenants are advised to recheck the measurements

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