



Kipling Way, Stowmarket  
IP14 1TR  
£995 pcm

**MaxwellBrown**

Independent Property Agents

**TO LET—Available from 4th May 2024**

A modern semi-detached house situated on the ever popular Chilton Hall development to the western outskirts of Stowmarket close to schools and local amenities. The property features lounge, kitchen, conservatory, 2 bedrooms, family bathroom and enclosed garden. The property further benefits from gas central heating, double glazing and off road parking.



## Composite entrance door to:

## Entrance Hall:

Radiator and door to:

## Lounge:

Artexed and coved ceiling, sealed unit double glazed window to front and staircase to first floor. Adam style fireplace with marble hearth, smoke detector and door to:

## Kitchen:

Fitted with white gloss fronted units, black worktops with inset single drainer stainless steel sink unit with cupboards and space under, plumbing for automatic washing machine and a range of eye level units. Belling freestanding cooker with extractor over, tiled splashbacks, grey oak effect vinyl flooring, built in cupboard housing RCD box, sealed unit double glazed window to rear and door to:

## Conservatory:

Sealed unit double glazed windows to side and rear with roller blinds, polycarbonate roof, Dimplex panel radiator, wall lights, vinyl flooring and door to garden.

## First Floor Landing:

Access to loft, housing Worcester gas boiler supplying domestic hot water and central heating system. Partially boarded with light, access via ladder. Smoke detector, CO monitor and doors to:

## Bedroom 1:

Sealed unit double glazed window to front, over stairs cupboard housing lagged hot water tank fitted with immersion heater, Honeywell central heating programmer, radiator and a range of built-in wardrobes with shelves and hanging space.

## Bedroom 2:

Sealed unit double glazed window to rear and radiator.

## Bathroom:

Fitted with a white suite comprising low level flushing WC, wash hand basin and bath with Mira Event electric shower over, curtain and rail. 3/4 tiled walls, radiator and sealed unit double glazed window to rear.

## Outside:

The front of the property has an open lawned area and tarmac driveway allowing parking for two cars. Side gate to concrete hardstand with timber garden shed. Paved patio with pergola over and lawned area with mature shrubs. The garden is enclosed by close board fencing.

## Agents Notes:

We are offering this property to rent on an initial 6 months Assured Shorthold Tenancy. Please note that interested applicants will be required to pay a £100 holding fee on application to secure the property subject to references, this will be used as part of the first months' rent. One month's rental value for the deposit will be required prior to the start date which will be held by the Deposit Protection Service and returned to the tenant should the property be left in good order and all bills paid.

## Services

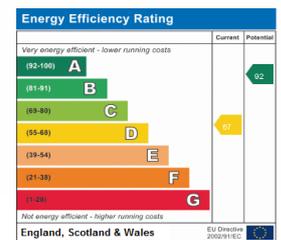
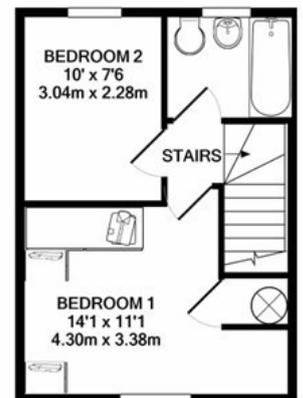
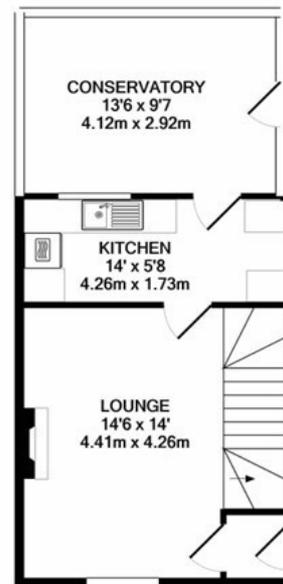
All main services are connected to the property.

**Broadband availability** — Networks in area Openreach

Highest available download speeds

- Standard 10Mbps
- Superfast 75 Mbps

**Council Tax**—Band B: Mid Suffolk District Council



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

