



Wisteria House, Church Close, Kenton, Stowmarket, IP14 6JQ

welcome to

Wisteria House, Church Close, Kenton, Stowmarket

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 Notes

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

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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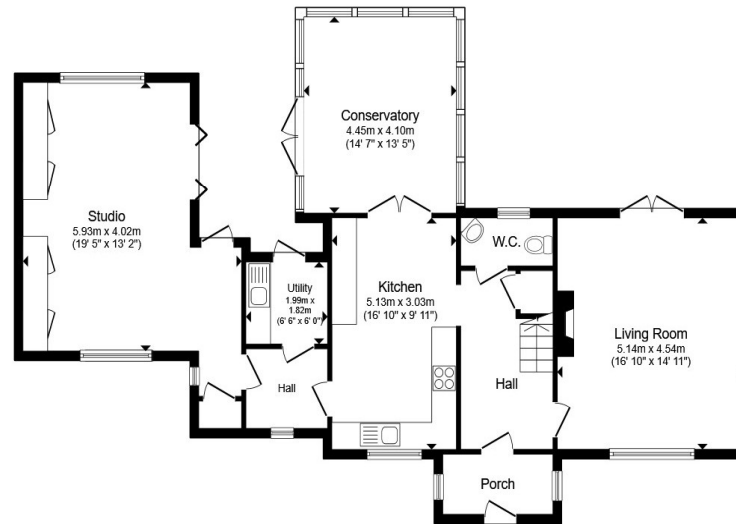
- Beautifully Maintained Three/Four Bedroom Detached House
- Central Kitchen With Separate Utility Room
- Conservatory/Dining Room
- Sitting Room With Log Burner
- Primary Bedroom With En-Suite

Tenure: Freehold EPC Rating: B

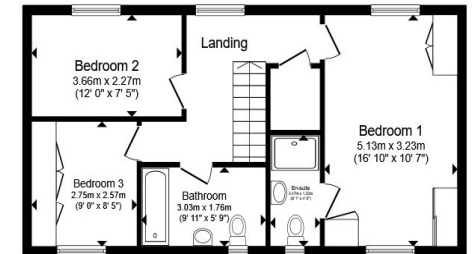
Council Tax Band: D

offers in excess of

£490,000



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


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Property Ref:
FLH105597 - 0006

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