

GUIDE PRICE  
£335,000



House - Semi-Detached - EPC Rating: C - West Suffolk Council Tax Band C

## SAXON HALL ROAD, KENTFORD,

- 3 bedroom semi detached property
- Living/dining room
- Two further good sized bedrooms
- Off road parking and garage
- Cul-de-sac location
- Kitchen with integrated appliance
- Main bedroom with en-suite
- Gas central heating
- Large enclosed rear garden
- Great transport links to the A11 and A14

# Saxon Hall Road, Kentford

Offered to market is this modern 3 bedroom, semi detached property, set in a cul-de-sac location. The property features, kitchen, living room/diner, cloakroom, main bedroom with storage and en-suite, two further good sized bedrooms and a recently refurbished bathroom. Externally the property boasts an extensive rear garden, garage and off parking to the front.

## Entrance Hall

With wood effect flooring and pendant lighting.

## Kitchen

10'6" x 8'1"

This modern fitted kitchen features a range of grey base and wall units, under a white countertop, with an inset kitchen sink. Fitted appliances include electric oven, induction hob, extractor hood, fridge freezer and dishwasher, with space and plumbing for washing machine. With tiled flooring, recessed lighting and window to front.

## Living Room

18'3" x 15'8"

With patio doors leading to rear garden, under stair storage cupboard, wood effect flooring and pendant lighting.

## Cloakroom

Two piece suite comprising W/C and hand wash basin. With tiled flooring, pendant lighting and window to front.

## Bedroom One

10'4" x 9'11"

Double bedroom with built in storage, carpet flooring, pendant lighting and window to front.

## En-suite

Three piece suite comprising single shower enclosure, W/C and hand wash basin. With tiled flooring, pendant lighting, and window to front.

## Bedroom Two

11'1" x 8'9"

Double bedroom with carpet flooring, pendant lighting and window to rear.

## Bedroom Three

6'5" x 11'10"

With carpet flooring, pendant lighting and window to rear.

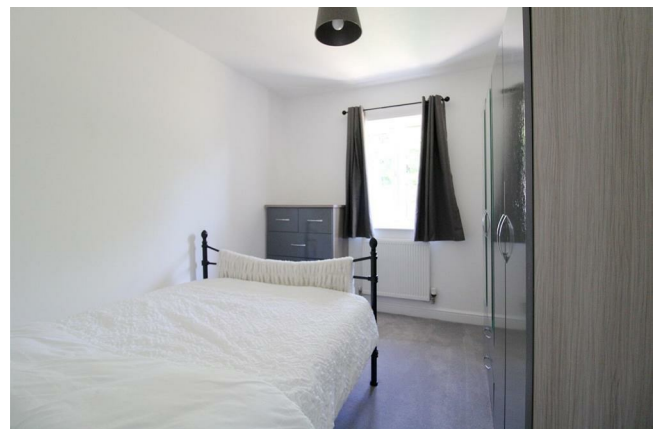
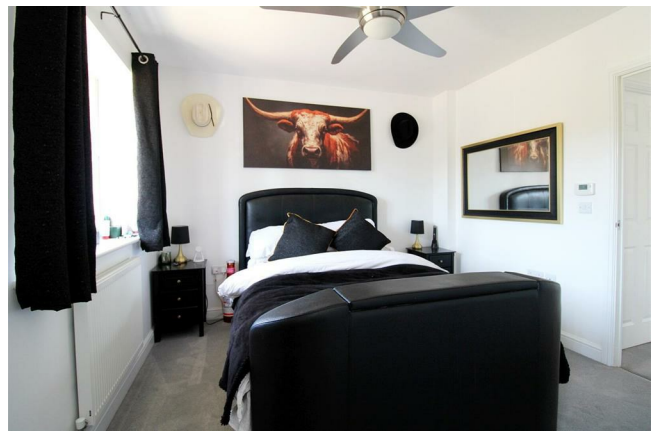


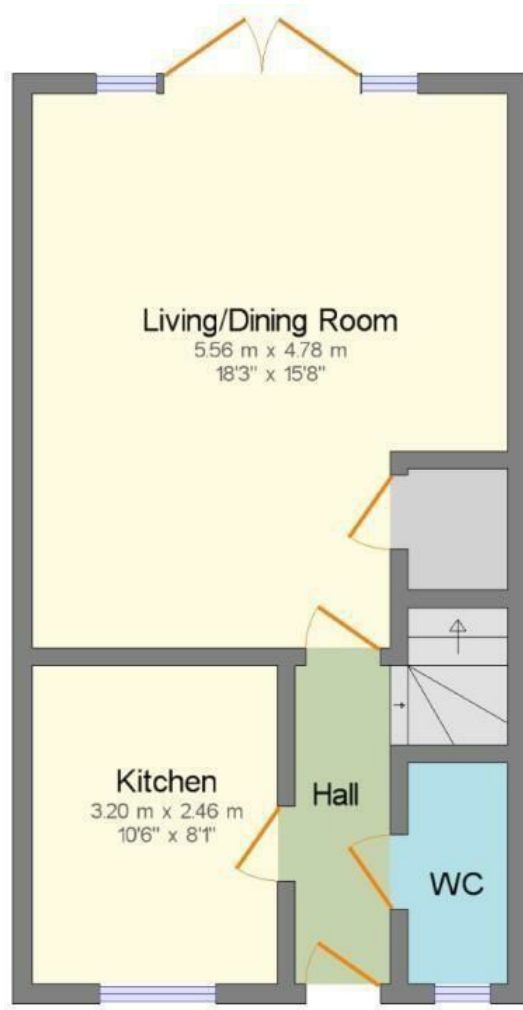
### Bathroom

Newly refurbished three piece suite comprising panelled bath with shower over, W/C and vanity hand wash unit. With tiled flooring and recessed lighting.

### Outside

The front of the property is laid to lawn, with path leading front door. To the side of the property a single car garage with tandem driveway, providing ample parking. The large rear garden is the perfect outdoor space, whilst also providing lots of potential for expansion of the house itself. Wrapping around the house, the garden is laid mostly to lawn, with large patio area, perfect for outdoor furniture.

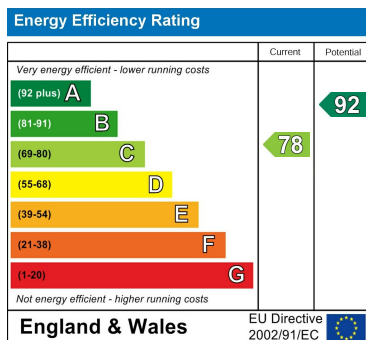




Council Tax Band

C

Energy Performance Graph



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