



CHAPEL ROAD, WATTISFIELD

IP22 1NU

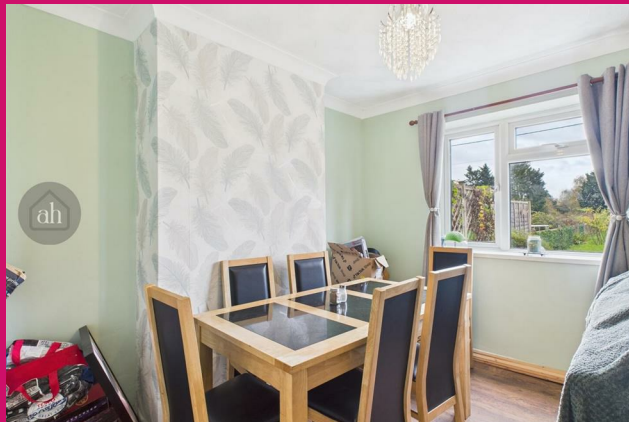
£260,000
FREEHOLD

This semi-detached house offers a spacious and versatile living space, perfect for family life. It features a large private rear garden with beautiful field views, providing a peaceful location. The interior offers an entrance hall leading to a generous sitting/dining room, a well-sized kitchen/breakfast room and a practical utility room. Upstairs, you will find three good sized bedrooms and a family bathroom. The property presents a fantastic opportunity to modernise and personalise to your taste. Offered chain free, this home is ready for you to move in and make your own!

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CHAPEL ROAD

- No Onward Chain! • Three Bedroom Semi-Detached Home • Spacious Sitting/Dining Room • Oil Fired Central Heating • Set On A Large Plot Surrounding The Home • Kitchen/Breakfast Room • Utility Room • Three Good Sized Bedrooms • Viewing Is Highly Recommended • Take A Look Through The 360 Virtual Tour



Entrance Hall

Welcoming entrance hall with stairs leading to the first floor. With an under stairs storage and window to front. Radiator.

Sitting/Dining Room

Well-proportioned room with window and sliding patio doors to the rear garden. Open fireplace with brick surround and hearth. Built in storage and two radiators.

Kitchen/Breakfast Room

Fitted with a range of wall and base units with cupboards and drawers and work surfaces over. Inset sink with drainer. Space for a free-standing oven with extractor hood over. Ample under counter space and a built-in breakfast bar area. With a window to front and side. Radiator.

Utility Room

Large utility room with a range of wall and base cupboards and drawer units with ample worktops over. Space for a full fridge freezer and washing machine. Housing the boiler and door to the rear garden.

Landing

Window to front and loft access.

Bedroom 1

Generous sized double room with window to rear. Radiator.

Bedroom 2

Double room with window to rear. Radiator.

Bedroom 3

Window to front and radiator.

Bathroom

WC and wash basin. Bath with shower head over and mixer taps. Airing cupboard and window to side. Radiator.

Outside

Front Garden

Laid mainly to lawn enclosed by hedging and fencing. Pathway to the front door and side access to the rear garden.

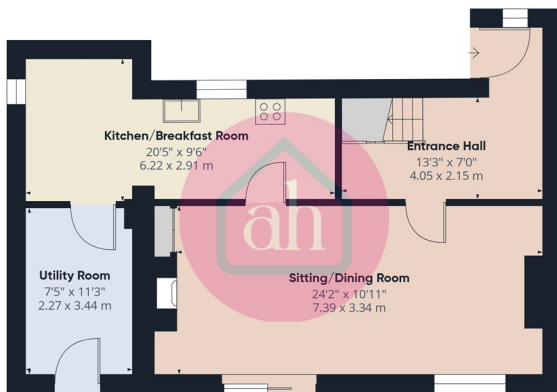
Rear Garden

A generous enclosed rear garden laid mainly to lawn with seasonal trees scattered throughout and views over agricultural land. Patio seating area and side access to the front. Shed for storage.

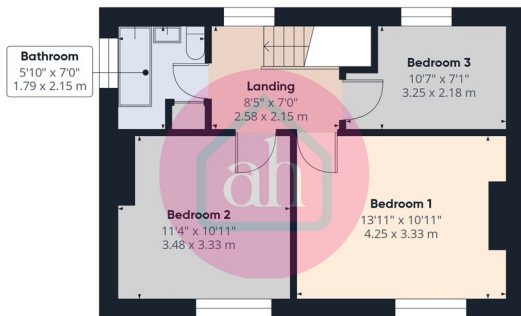


CHAPEL ROAD





Ground Floor



Floor 1

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Approximate total area¹⁾

1053 ft²
98 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

EPC Rating: TBC D 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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