





KATES LANE, WETHERDEN,
IP14 3LE

£500,000
FREEHOLD

A unique and generously proportioned village home offering versatile accommodation extending to approximately 2,067 sq ft, set within attractive wrap-around gardens of around 0.19 of an acre and enjoying a peaceful position on a quiet no-through road. The well-planned layout includes a welcoming sitting room opening into the dining room, a spacious kitchen/breakfast room, utility room, two cloakrooms, along with a useful study/family room and three bedrooms served by a bathroom on the ground floor. To the first floor, the property further benefits from an impressive principal bedroom with ensuite shower room and an additional bedroom, making it ideal for families or those seeking flexible living space. Outside, a driveway provides ample off-road parking and leads to a single garage, while the established gardens wrap around the home, offering a pleasant outlook and a high degree of privacy in this quiet village setting.

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KATES LANE

• Substantial 5 Bedroom Detached Chalet Bungalow • Spacious Sitting/Dining Room • Master Bedroom With En-Suite • Oil Fired Central Heating • Three Ground floor Bedrooms & Bathroom • Study & Utility Room • Two Groundfloor Cloakrooms • Garage & Off Road Parking • A Generous Sized Private Rear Garden • Step Inside Today With Our 360 Virtual Tour!





Entrance Hall

Bright welcoming entrance hall with tiled flooring. An airing cupboard and storage cupboard. Radiator.

Sitting/Dining Room

Spacious room with a feature fireplace and inset log burner. Window to rear and two radiators. Opening to the dining area with French doors leading to the rear garden. Window to side and radiator.

Kitchen/Breakfast Room

A range of wall and base cupboard and drawer units with ample work surfaces over. Inset sink and drainer. Integrated appliances include a double oven, induction hob with extractor hood over and full fridge freezer. Opening to a large breakfast area with space for table and chairs. Windows over looking the gardens, stairs to the first floor and two radiators.

Utility Room

Large modern utility with a range of wall and base cupboard and drawer units with ample work surfaces over. Inset sink and drainer. Space for washing machine, dishwasher, tumble dryer and fridge. Cupboard housing the boiler and a built in storage cupboard. Windows and door to rear.

Inner Hall

Tiled flooring, personal door to the garage and window to rear. Radiator.

Cloakroom

WC and wash hand basin. Window to rear and radiator.

Study/Family Room

Window to front and radiator.

Bedroom 2

Double room with built in cupboards. Window overlooking the garden and radiator.

Bedroom 4

Double room with built in cupboards. Window overlooking the garden and radiator.

Bedroom 5

Double room with window to front and radiator.

Bathroom

Modern fully tiled bathroom, vanity unit with inset WC and wash hand basin. A P' shaped bath with shower over. Window to front and heated towel rail.

Cloakroom

WC and wash hand basin. Built in cabinet housing water softener. Window to front and radiator.

Landing

Window to side and loft access.

Principal Bedroom

Impressive sized room with two sky lights and windows overlooking the garden. Eaves storage and two radiators.

En-Suite

Contemporary En-suite bathroom comprising of vanity unit with inset WC and wash hand basin. Jacuzzi bath and separate double shower cubicle with water fall shower over. Dual aspect windows and radiator.

Bedroom 3

Sky light and eaves storage. Radiator.

Outside

Front Garden

The property is approached via a paved driveway, with a pond and steps leading up to an established raised area. The grounds are private and enclosed by fencing, featuring a selection of mature trees including apple and pear trees, with gated access to the rear.

Rear Garden

To the rear of the property the garden is laid to lawn with large paved patio area. There are mature boarders with a selection of shrubs. The garden is enclosed by fencing.

Garage

Up and over door, power and light with personal door to side and EV charger.

Agent's Note

18 owned solar panels.

Disclaimer

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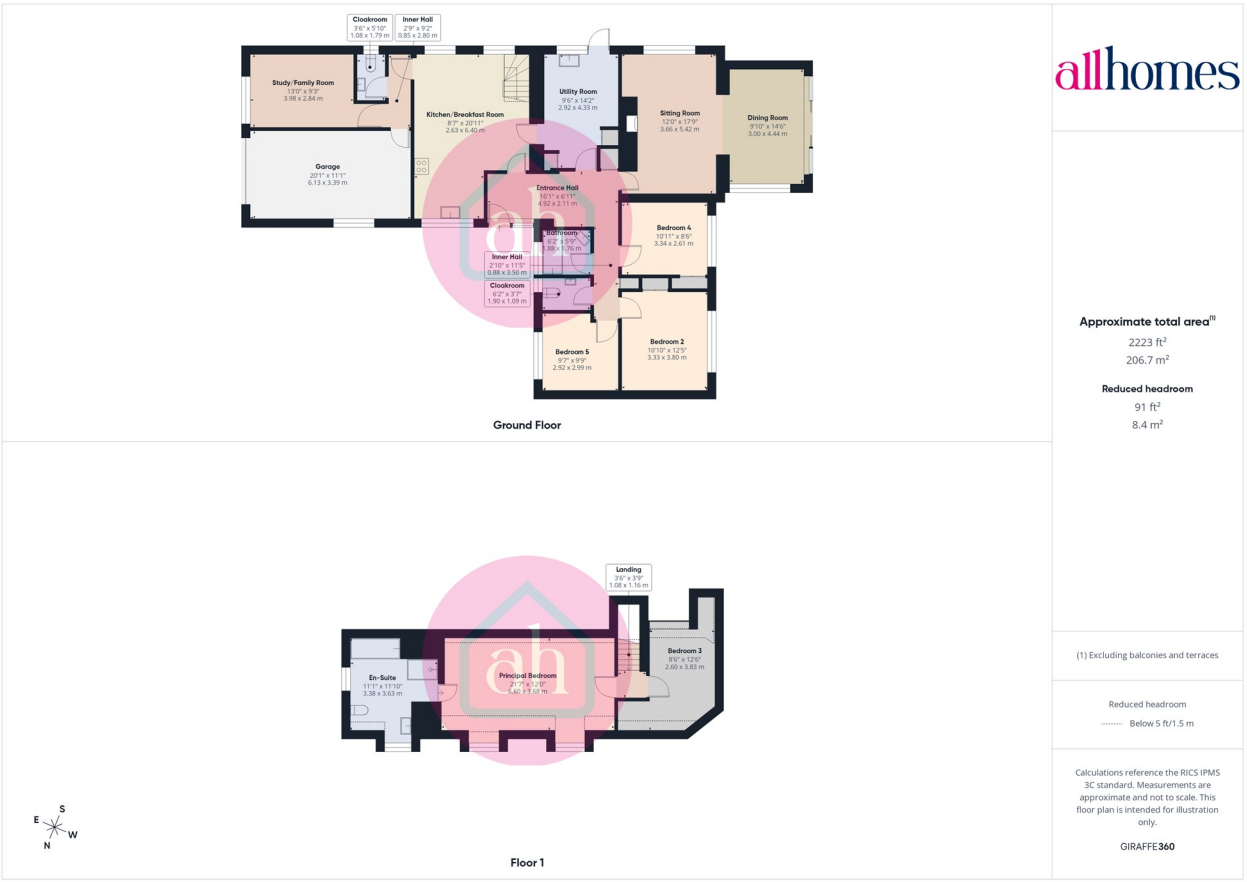
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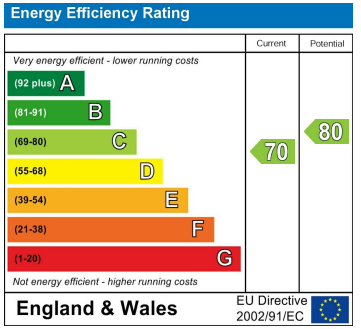












EPC Rating: C Council Tax Band: E

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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