

Kates Lane, Wetherden, Suffolk, IP14
3LE
Guide Price £450,000

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- Designated Quiet Lane
- Detached Bungalow
- Three Double Bedrooms
- New Kitchen, Shower Room & En-Suite
- 21ft Living Room
- Utility Room
- Ample Off-Road Parking
- Double Garage
- Oil-Fired Underfloor Heating
- Double-Glazing
- Well-Maintained Rear Garden



Located down a Designated Quiet Lane in the Mid Suffolk village of Wetherden offering good access out to the A14 commuter trunk road lies this beautifully presented three-bedroom detached bungalow. The bungalow is approached from Kates Lane via a private shared driveway and benefits from ample off-road parking to the front, a double garage, well-maintained rear garden, oil-fired underfloor heating, and double-glazing. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises an entrance hall, 21ft living room, refitted kitchen/breakfast room with integrated appliances, utility room, stylish refitted shower room, and three double bedrooms with one benefitting from a stylish refitted en-suite shower room.

The village of Wetherden is located less than 2 miles from the larger village of Haughley and approximately 4 miles from the market town of Stowmarket.

Entrance Hall: Built-in cupboard housing the underfloor heating controls, laminate floor with underfloor heating, access to the loft, and doors leading to:
Living Room: *21'6" x 12'6" (6.55m x 3.8m)* Double-glazed French doors opening out to the rear garden, double-glazed window to the rear aspect, a wood burning stove, ceiling inset spotlights, and is carpeted with underfloor heating.
Kitchen/Breakfast Room: *13'5" x 12'6" (4.1m x 3.8m)* The kitchen has been refitted with a range of contemporary J-Pull eye and base units with drawers, square edge work surfaces with matching upstands, and a sink and drainer. The appliances are integrated and include a fridge freezer, double oven, induction hob and extractor hood with a water softener. Other features include a laminate floor with underfloor heating, wall-mounted panel heater, ceiling inset spotlights, and space for a breakfast table and chairs. A double-glazed window and double-glazed door opening out to the rear garden allow in plenty of natural light and a door provides access to:





Utility Room: *6' x 5'9" (1.83m x 1.75m)* The utility room features contemporary J-Pull eye and base units, square edge work surface with matching upstand, space and plumbing for a washing machine with space for a further undercounter appliance, floor-mounted oil-fired boiler, laminate floor with underfloor heating, double-glazed door opening out to the side.

Shower Room: *8'3" x 5'9" (2.51m x 1.75m)* A stylish refitted three-piece suite comprising a shower enclosure, close-couple WC and vanity hand wash basin with storage beneath, along with a heated towel rail, tiled walls and tiled floor with underfloor heating, and a double-glazed opaque window to the side aspect.

Bedroom One: *15'2" x 10'7" (4.62m x 3.23m)* Double-glazed window to the front aspect, carpeted with underfloor heating, and a door leading to:

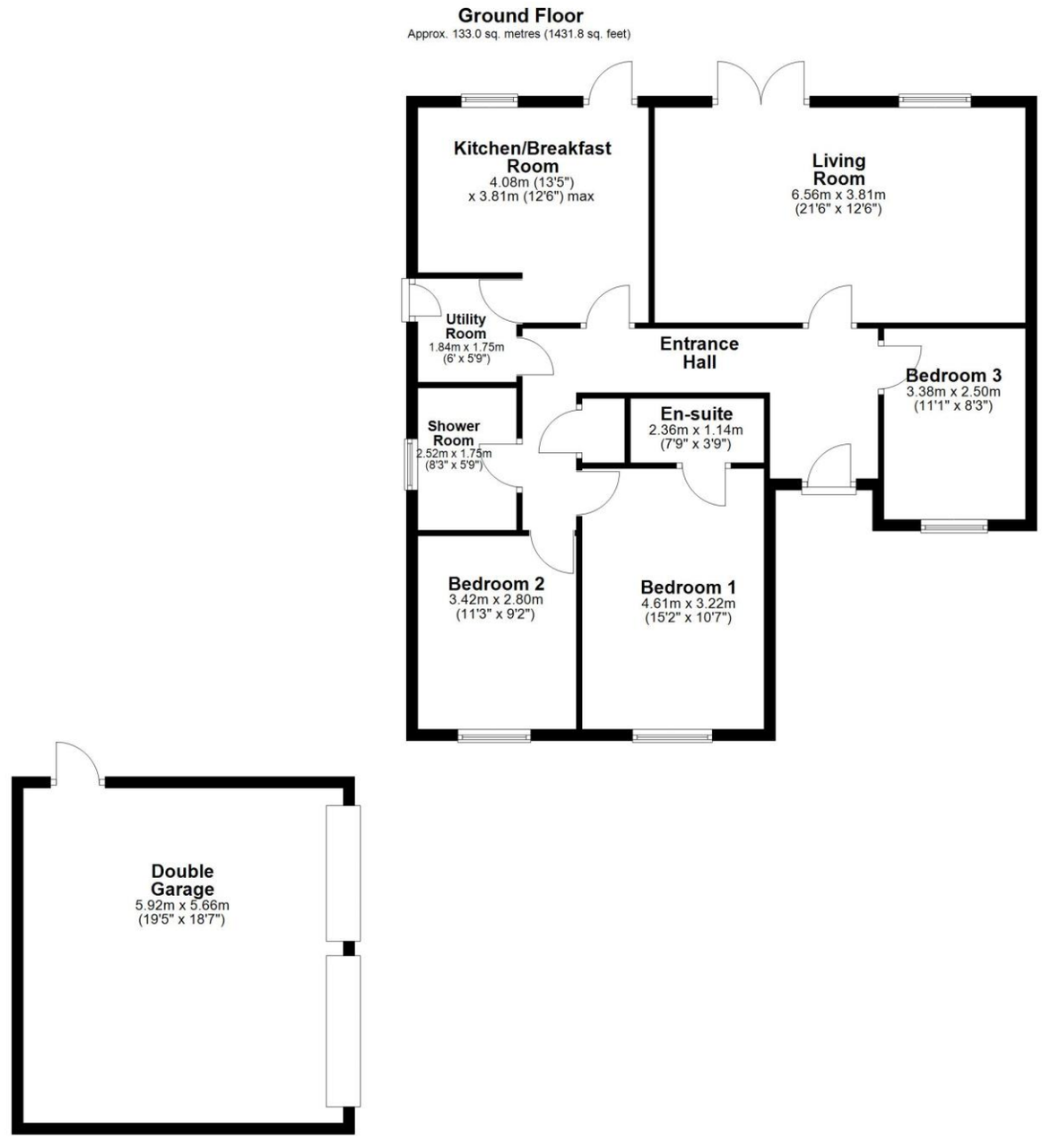
En-Suite Shower Room: *7'9" x 3'9" (2.36m x 1.14m)* A stylish refitted three-piece suite comprising a shower enclosure, close-couple WC and vanity hand wash basin with storage beneath, along with tiled walls and tiled floor with underfloor heating.

Bedroom Two: *11'3" x 9'2" (3.43m x 2.8m)* Double-glazed window to the front aspect and is carpeted with underfloor heating.

Bedroom Three: *11'1" x 8'3" (3.38m x 2.51m)* Double-glazed window to the front aspect and laminate floor with underfloor heating.

Double Garage: *19'5" x 18'7" (5.92m x 5.66m)* Two single up and over doors, pedestrian door opening out to the rear garden, power and light connected, and storage space in the eaves. Adjacent to the garage is the water storage tank.

Outside: There is a small gravel area with the remainder being brick-paved providing ample off-road parking. There is access to the garage and a gate to the side leads to the rear garden. To the side of the bungalow is an area that houses the oil tank. The well-maintained rear garden is predominantly laid to lawn with well-stocked borders, an outside tap, door to the garage, soakaway resin wrapping round the side and rear of the bungalow, and is fully enclosed by fencing and mature hedging.



Total area: approx. 133.0 sq. metres (1431.8 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.


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Attributes

3 Bedrooms, 2 Bathroom, 1 Reception,
EPC Rating: To be confirmed
Council Tax Band: E





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