



5 Anvil Way
Kennett, Suffolk CB8 8GY
50% Shared Ownership £142,500

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A modern family home set within this recently constructed developed and enjoying landscaped gardens.

Offering cleverly designed space throughout, this property enjoys accommodation to include entrance hall, living room, kitchen/dining room, three good size bedrooms and family bathroom.

Externally the property offers a lovely mainly south west facing garden and allocated parking.

50% shared ownership with opportunity to staircase to 100% for freehold.

Council Tax Band B (West Suffolk)
EPC (D)

Accommodation Details

Entrance Hall

Staircase rising to the first floor, electric heater, door through to:

Living Room 16'4" x 10'4" (4.98 x 3.17)

Television connection point, electric heater, air conditioning unit, storage cupboard, two windows to the front aspect, door leading through to:

Kitchen/Dining Room 17'5" x 9'6" (5.32 x 2.90)

Kitchen - Fitted with a range of eye level and base storage units with working top surfaces over, stainless steel sink with drainer and mixer tap, built in double oven, separate hob with stainless steel extractor hood above and splashback, space and plumbing for washing machine and dishwasher, space for fridge freezer, tiled flooring, spotlights,

window to the rear aspect, door to cloakroom.

Dining Area - ample space for dining table and chairs, tiled flooring, electric heater, door leading out to rear garden.

Cloakroom

With low level WC and wash hand basin, tiled flooring, towel rail, electric heater.

First Floor Landing

Stairs rising from from ground floor, airing cupboard, doors and access through to:

Bedroom 1 14'10" x 8'7" (4.53 x 2.63)

With electric heater, window to the front aspect.

Bedroom 2 10'11" x 10'4" (3.35 x 3.15)

With electric heater, window to the rear aspect.

Bedroom 3 11'6" x 8'7" (3.53 x 2.62)

With electric heater, window to the front aspect.

Bathroom

Suite comprising panel sided bath with shower attachment, low level WC and wash hand basin, electric heater, double glazed window to rear aspect.

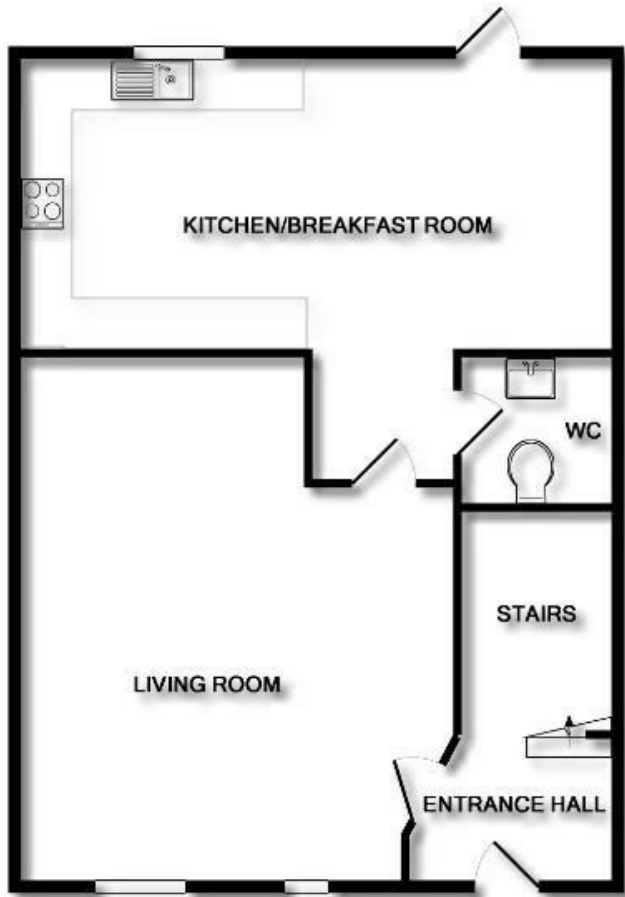
Outside - Front

Small front garden laid mainly to shingle with pathway to front of house, 2 allocated parking spaces, path to the side of the property leading to gated access to rear garden.

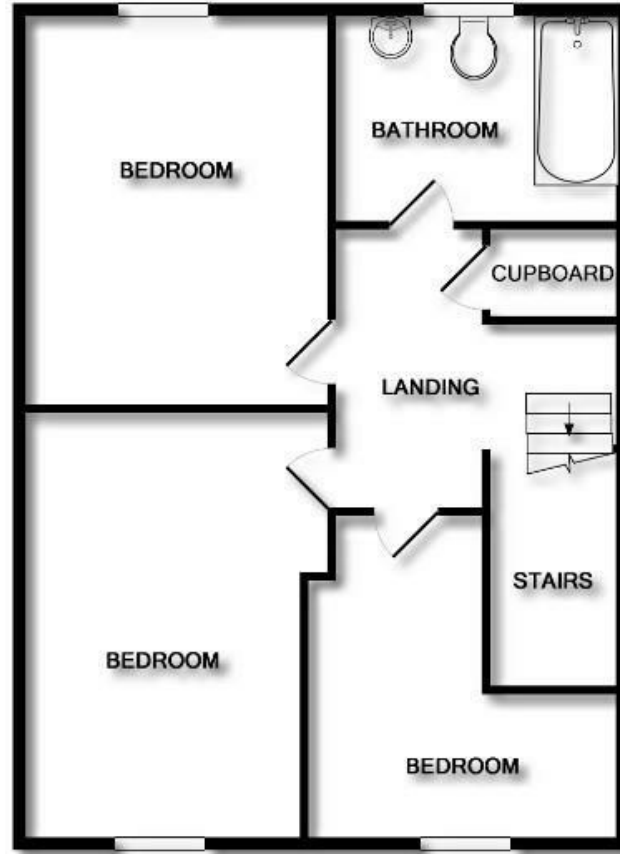
Outside - Rear

Externally the property offers a lovely, mainly south west facing garden, laid partly to lawn, with patio area, raised bed planters, timber shed and fencing, gated access to the side of the property.

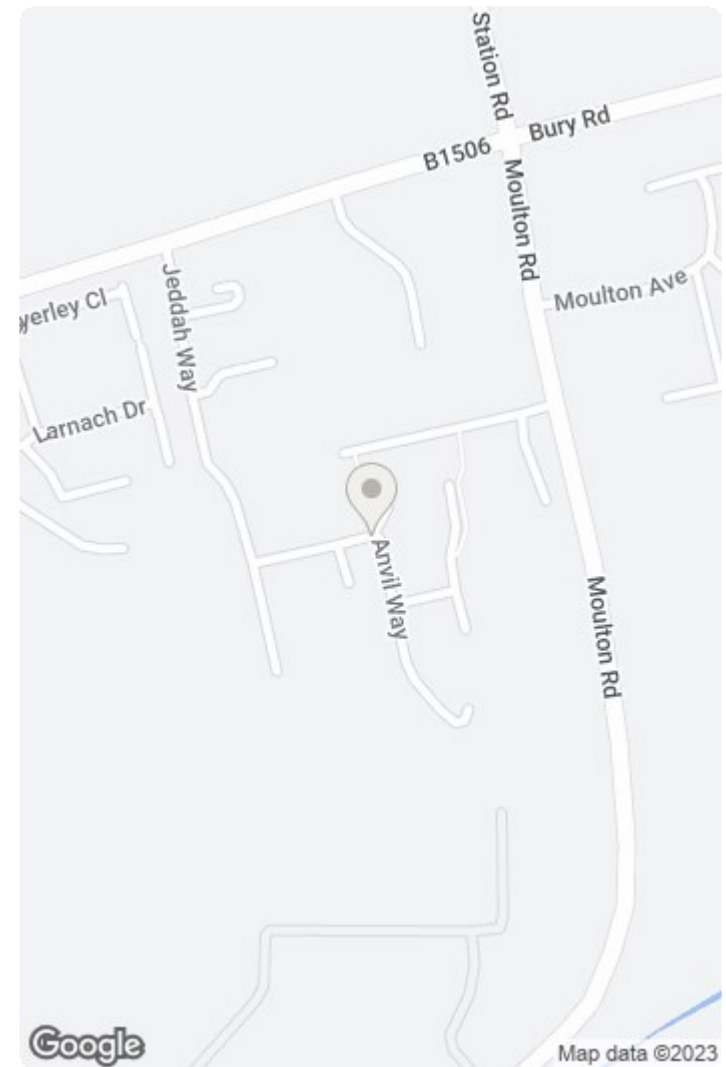




GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
92-100kWh A			92-100kWh A		
81-91kWh B			81-91kWh B		
69-80kWh C			69-80kWh C		
55-68kWh D			55-68kWh D		
49-54kWh E			49-54kWh E		
41-48kWh F			41-48kWh F		
31-40kWh G			31-40kWh G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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