



1 Clifton Mews
Kentford, Suffolk CB8 7FF
Guide Price £315,000

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A well proportioned modern family home located upon the fringes of the village.

Comprising Entrance Hall, Front to Back Sitting Room, Large Kitchen/Dining Room, Utility Room. Three good sized bedroom, Generous landing, Ensuite and Family Bathroom. Pleasant Gardens and Garage.

Offered with no onward chain.

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

Accommodation Details

Entrance Hall

Staircase rising to the first floor, doors leading into:

Sitting Room 18'7 x 11'2 (5.66m x 3.40m)

Glazed double doors leading in, window to the front aspect, French doors opening out onto the rear garden.

Kitchen/Diner 18'9 x 11'1 (5.72m x 3.38m)

The kitchen area is fitted with a matching range of eye level and base storage units with working top surfaces over, one and a half bowl stainless steel sink with drainer and mixer tap over, double oven with separate hob and extractor above, tiled splashbacks, integrated dishwasher and fridge freezer, tiled flooring. window to the rear aspect, door to utility room.

The dining area has windows to the front and side aspects, carpeted flooring, radiator.

Utility Room 11'11 x 6'4 (3.63m x 1.93m)

Fitted with a matching range of eye level and base storage units with working top surfaces over, stainless steel sink with drainer and mixer tap over, tiled splashbacks, space and plumbing for washing machine, space for under counter fridge freezer, window to the rear aspect, door leading out to rear garden.

Cloakroom

Comprising low level WC and pedestal hand wash basin, tiled flooring, heated towel rail.

First Floor Landing

Velux window to the rear aspect, doors to:

Bedroom 1 12'8 x 11'3 (3.86m x 3.43m)

With window to the front aspect, radiator, door to:

Ensuite 7'4 x 5'7 (2.24m x 1.70m)

Comprising rectangular walk in shower with glass enclosure, low level

WC and hand wash basin, part tiled walls, radiator, tiled flooring, obscured window to the rear aspect.

Bedroom 2 10'11 x 9'2 (3.33m x 2.79m)

With window to the rear aspect, radiator.

Bedroom 3 9'2 x 7'11 (2.79m x 2.41m)

With window to the front aspect, radiator, built in cupboard.

Bathroom 6'8 x 5'7 (2.03m x 1.70m)

Comprising low level WC, hand wash basin and bath, tiled splashbacks, radiator, tiled flooring, Velux window to the front aspect.

Outside - Front

Laid to lawn with path to entrance.

Outside - Rear

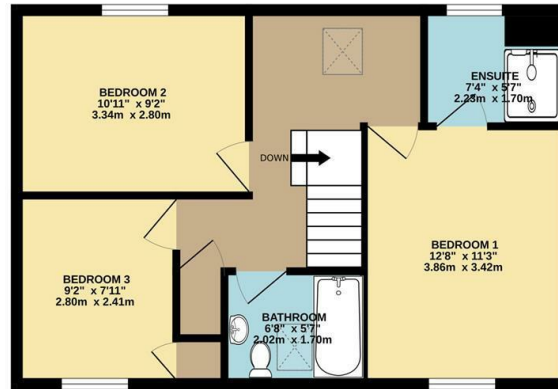
Laid to lawn with patio area and timber fenced surround, gated access to the side of the property.



GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.

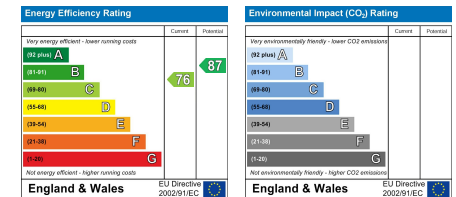
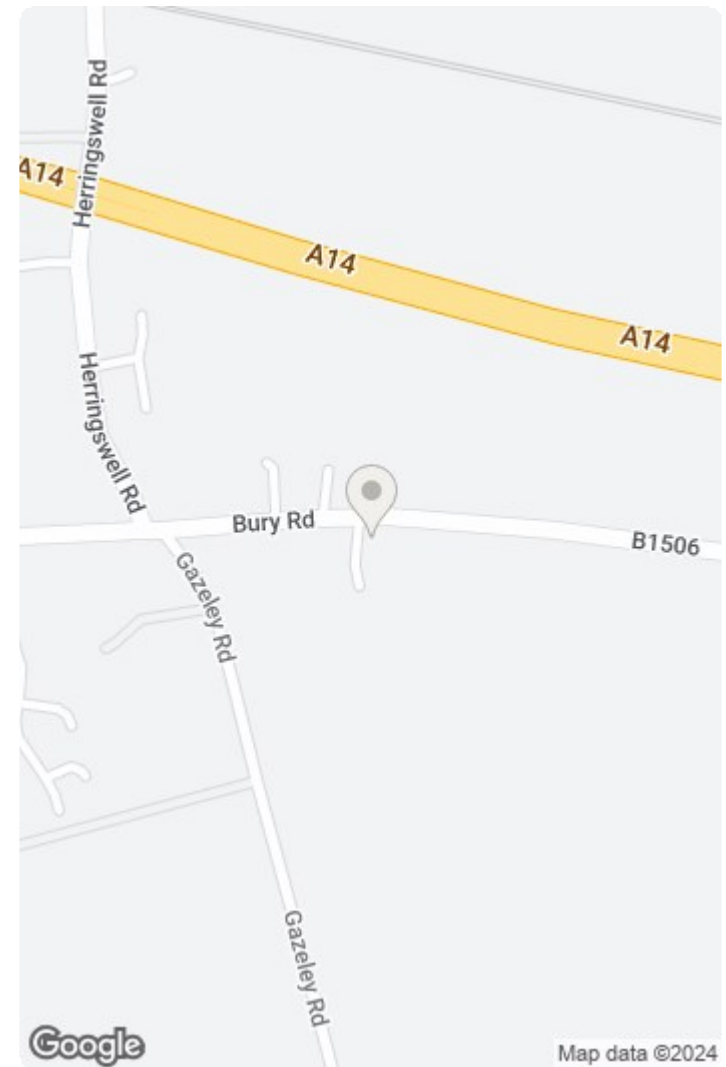


1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 1037 sq.ft. (96.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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