



BURY ROAD | KENTFORD

*Character Property in Sought After Village*



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Guide Price £699,995 Freehold

## FEATURES

- Georgian Family Home dating back to the 1700's
- Excellent local transport links via A14/A11 and Kennett Train Station
- Generous enclosed garden to the rear with ample off road parking and outbuildings
- Character features throughout
- Offered with NO CHAIN
- Virtual 3D Tour Available
- Oil fired central heating
- Council Tax F - West Suffolk

## DESCRIPTION

The Gables is a spacious character property situated in the centre of sought after village. Georgian family home dates back to the 1700's and has retained many of its original features including exposed beams and impressive fireplaces. Boasting generous and well presented accommodation throughout, including several reception rooms and Potential for downstairs bedroom or office space. Gated access to the substantial driveway, lawn area and mature shrubs. Large outbuilding with car port and storage areas, ideal for development subject to planning.

### Entrance Hall

Stairs to the first floor.

### Kitchen/Breakfast Room 23'9" x 12'0" (7.23m x 3.67m)

Fitted country style kitchen with a range of units under wooden worktops with a Belfast sink and drainer inset. Appliances include an oil fired AGA, a further electric oven with a four ring hob, integrated dishwasher and washing machine. The central island provides further worktop space and storage as well as a walk in pantry. Exposed ceiling and wall beams, tiled floor and a window to the front aspect and window with seating.

### Dining Room 15'4" x 12'1" (4.67m x 3.69m)

Feature inglenook fireplace and exposed wall and ceiling beams, Window to front aspect.





## ACCOMMODATION

### Living Room 18'6" x 15'0" (5.63m x 4.58m)

Spacious room with bay window to front aspect, open fire and built in shelving.

### Guest Lounge / Study 12'4" x 12'6" (3.77m x 3.80m)

Window to side aspect. Feature fireplace (not in use).

### Guest Bedroom / Bedroom 5 15'8" x 13'4" (4.78m x 4.06m)

Two windows to side aspect.

### Shower Room

Modern suite comprising of double shower cubicle, hand wash basin and low level WC.

### Rear Lobby

Window to rear aspect. Access to;

### Cellar / Utility Room 7'0" x 11'9" (2.13m x 3.58m)

With Boiler, plumbing for washing machine/dryer and storage space

### First Floor Landing

Window to rear aspect.

### Master Bedroom 19'3" x 15'3" (5.88m x 4.64m)

Two windows to the front aspect. Three double wardrobes and hand wash basin.

### Bedroom 2 16'1" x 14'2" (4.90m x 4.33m)

Built in wardrobe and fitted wardrobe with sliding doors. Window to front aspect. Hand wash basin.

### Bedroom 3 11'3" x 11'7" (3.43m x 3.54m)

Window to front aspect. Two built in wardrobes and hand wash basin.

### Bedroom 4 7'7" x 8'6" (2.30m x 2.59m)

Window to rear aspect. Built in double wardrobe.

### Family Bathroom 6'7" x 13'5" (2.00m x 4.08m)

Modern bathroom with a suite comprising wash hand basin with a storage unit below, low level WC and oval shaped bath.

### Outside

Private driveway with entrance gates leading to generous parking area which provides parking for several vehicles with further access to the two bay car port and enclosed rear garden which is mainly lawned with mature trees and shrubs. The garden is mainly laid to lawn and benefits from a paved terrace area. Furthermore, the property boasts four outbuilding including a workshop with power and light.



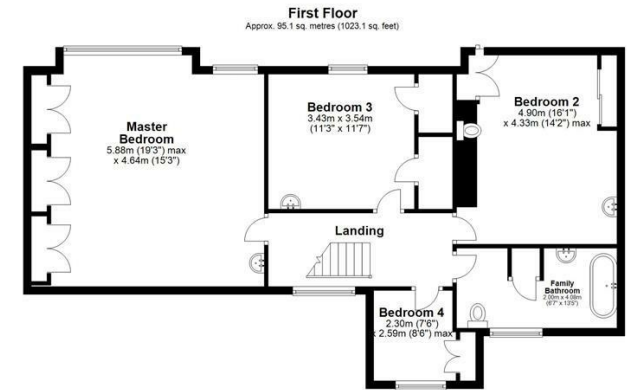
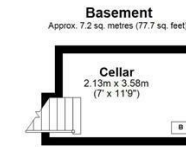












Total area: approx. 253.9 sq. metres (2732.5 sq. feet)

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 can be given. Copyright Clarke Philips Ltd 2021  
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**MONEY LAUNDERING REGULATIONS 2003**

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	46	22

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		