



LARNACH DRIVE | KENTFORD

*Family Home, Walking Distance to Kennett Station*



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Guide Price £475,000 Freehold

### FEATURES

- Walking distance to Kennett train station, village shops and post office
- Gas central heating - Communal LPG
- Easy access to A11/A14
- Semi open-plan living accommodation
- Dining area with part vaulted glazed ceiling
- Virtual Tour Available
- Walking distance to Train Station

### DESCRIPTION

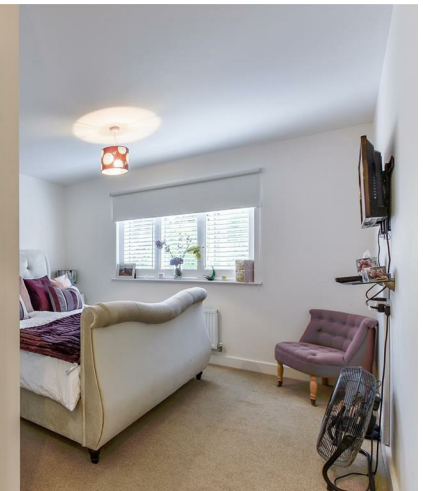
Well-presented four bedroom finished to a high standard throughout, comprising of a fully fitted kitchen, opening to utility area and dining room and opening through to living room with a separate study and downstairs WC. Upstairs this home offers a master bedroom with dressing area and en-suite shower room, three further bedrooms and a family bathroom. Walking distance to local primary school, village shop/post office and train station with links to Bury St Edmunds, Newmarket and Cambridge.

#### Entrance Hall

Built in storage cupboard. Stairs to first floor.

#### Kitchen 11'6" x 8'9" (3.50m x 2.67m)

Wide range of wall and base units with integrated dishwasher, fridge freezer, built in eye-level Siemens oven and electric hob with extractor over. Window to the front aspect and feature LED lighting.





## ACCOMMODATION

### Utility Area 4'9" x 8'10" (1.45m x 2.68m)

Wall mounted gas boiler enclosed in wall unit. Space and plumbing for washing machine. Door to side leading onto driveway.

### Dining Room 10'4" x 11'8" (3.15m x 3.56m)

Double glazed doors and windows to rear aspect with part-vaulted glazed ceiling.

### Living Room 15'7" x 11'9" (4.75m x 3.59m)

Double glazed doors and windows leading to rear garden.

### WC

Low level WC, hand wash basin.

### Study 11'8" x 10'8" (3.55m x 3.25m)

Window to front aspect.

### First Floor Landing

Window to side aspect, built in linen cupboard.

### Master Bedroom 10'1" x 11'11" (3.08m x 3.62m)

Window to rear aspect, dressing area with built in wardrobes.

### En-suite 7'3" x 5'4" (2.23m x 1.64m)

Double low profile shower cubicle, hand wash basin with vanity unit below. Part tiled walls and heated towel rail.

### Bedroom 2 11'2" x 10'6" (3.40m x 3.21m)

Window to rear and side aspect. This room is currently used as a dressing room with two built-in wardrobes.

### Bedroom 3 11'0" x 8'7" (3.35m x 2.62m)

Window to front aspect.

### Bedroom 4 11'8" x 8'8" (3.55m x 2.63m)

Window to front aspect.

### Bathroom

Panel bath with shower hose attachment, hand wash basin with vanity unit below. Heated towel rail and window to front aspect.

### Outside

Approach by block paved driveway to side aspect to single garage with up and over door. Gated access to rear garden mainly laid to lawn, raised split level decking with LED lighting and patio area. Variety of raised flower beds.

### Agents Note

There is a small management charge for communal area on this development. Please ask the agent for more details.



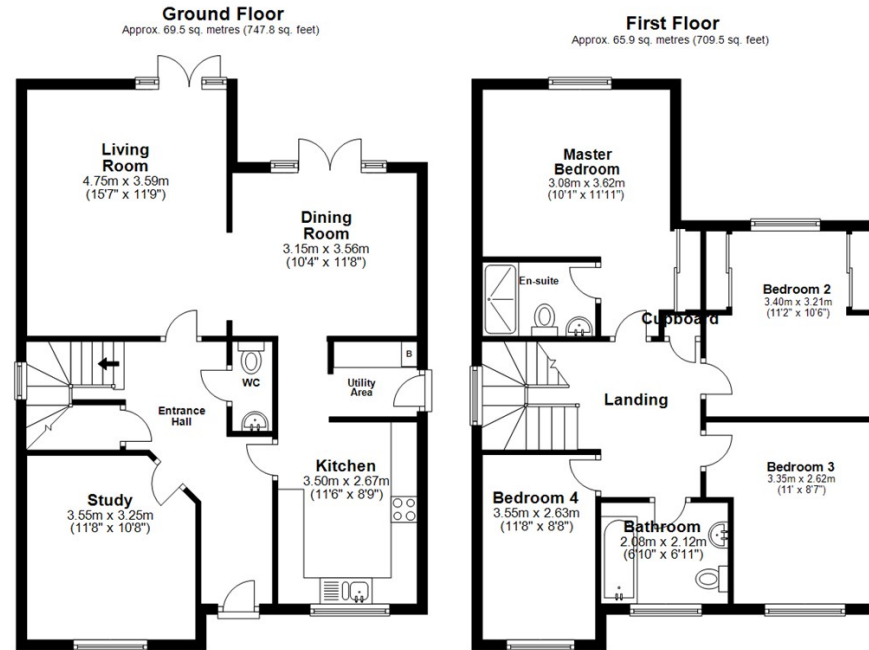












Total area: approx. 135.4 sq. metres (1457.3 sq. feet)

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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.

