

Clarke Philips

Estate Agents & Property Management



£610,000

PLOT 45 OLD STABLE LANE | KENTFORD | CB8 7PT

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READY NOW AND AVAILABLE TO VIEW

Viewing Essential to fully appreciate all this newly completed and exceptional 4 Bedroom Family Home has to offer it is a perfect home for buyers looking for Open Plan space to entertain, relax and still have that all important family living space.

Set on the prestigious Regal Meadows site in the Village of Kentford. The Village offers easy access to Newmarket, Bury St Edmunds and Cambridge as well as having excellent road transport links to the A14 and A11 and a Rail station within walking distance.

Regal Meadows is an attractive collection of quality homes located in the picturesque countryside of West Suffolk, surrounding a new Racehorse Pre-Training Establishment - and within easy reach of Newmarket, Cambridge and Bury St Edmunds. Heritage Developments Heritage Developments is proud to stand out for the high design quality of all its homes, which has gained them a reputation for developing exceptional

Full Contemporary Specification:

Kitchen

Choice of kitchen fascia, handle, quartz worktop and splash-back colours.* Siemens oven, combination microwave, induction hob and extractor fan. 3N1 Steaming hot filtered water & cold water tap. Integrated Siemens dishwasher, fridge freezer and Caple wine cooler. Under-cupboard lighting. Siemens washing machine and tumble dryer fitted in utility room.

Internal Finishes

Choice of luxury vinyl tile to ground floor (excluding lounge and study).* Choice of carpet to lounge, study (where applicable), landings and bedrooms. Choice of Porcelanosa wall and floor tiles with full height tiling to all bathrooms/en-suites.* Cloakroom with choice of splashback to hand basin.* Smooth white ceilings throughout with all internal walls painted white.

Electrical

Entry alarm system to the ground floor. External lighting to front and rear. Double socket outlets throughout, with USB sockets to kitchen and master bedrooms. Terrestrial TV points to all occupiable rooms with Sky TV points to lounge, master bedroom and bedroom 2. Fibre-optic telephone points to hall, study (where applicable), lounge, kitchen, master bedroom and bedroom 2. Brushed steel accessories and white downlighters throughout. LED back-lit

illuminated mirror with shaver point to all bathrooms/en-suites.

Plumbing and Heating

Feature wood burner and hearth (with surround to 5 bed only). Underfloor heating throughout ground floor, radiators to first and second floors (if applicable), all supplied by LPG gas boiler with zonal controls. Heated towel rails to bathrooms/ensuites. Duravit sanitary ware throughout with Bristan fittings and accessories and Merlin bath/shower screens. External tap.

Carpentry

Lining, skirting and architraves painted in white gloss. Bespoke oak feature staircases with glass balustrades.** Wooden 'Suffolk Oak' style doors with chrome effect ironmongery. Grey aluminium/timber composite double glazed windows (white internally). Hardwood 'Secured by Design' painted front door with glazed aperture or sidelight where applicable. Fitted wardrobes to all bedrooms.

Exterior

Close-board timber fencing to rear and dividing boundaries, and gabions where applicable. Front garden turfed, rear garden rotavated and top-soiled. Single garage to all plots (double garage to 5 bed). Timber up and over garage doors. Zinc cladding (to 3 and 5 beds). Lindab galvanised steel guttering and downpipes.

***Choice available subject to stage of construction**

Directions

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Energy Efficiency Rating		Current	Potential
101-110kWh/m ² A	111-120kWh/m ² B	121-130kWh/m ² C	131-140kWh/m ² D
141-150kWh/m ² E	151-160kWh/m ² F	161-170kWh/m ² G	
Not energy efficient - higher energy costs			
England & Wales EPC Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
101-110kWh/m ² A	111-120kWh/m ² B	121-130kWh/m ² C	131-140kWh/m ² D
141-150kWh/m ² E	151-160kWh/m ² F	161-170kWh/m ² G	
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EPC Directive 2002/91/EC			

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.