



JEDDAH WAY | KENNETT

Generous Corner Plot with Views Over Paddocks

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Guide Price £630,000 Freehold

FEATURES

- VIEWS over paddocks
- Generous corner plot garden to rear
- Ample Parking on Private driveway. Double Garage.
- Easy Access to A14/A11
- Walking distance to Kennett train station
- En-suite, Cloakroom, Bathroom & Shower Room
- Large open plan kitchen/diner
- Utility Room
- Walking distance to Post Office and Primary School
- Virtual Tour Available!

DESCRIPTION

Impressive five bedroom modern family home situated on a generous corner plot with fantastic views over paddocks to the rear of the property. Finished to a high standard throughout and with excellent transport links, this property is not to be missed.



Entrance Hall

With high quality wood effect flooring and stairs to the first floor.

Lounge 17'11" x 11'11" (5.48m x 3.64m)

Electric feature fireplace, double glazed doors to rear garden.

Study 11'2" x 6'10" (3.41m x 2.10m)

High quality wood effect flooring, window to front aspect.

Kitchen/Diner 25'1" x 11'9" (7.65m x 3.60m)

Wide range of fitted wall and base units with granite covered work surface, under cupboard lighting and breakfast bar. Integrated dishwasher, 1 1/2 bowl sink with water softener below, double oven with grill. Electric hob with extractor over. Windows to both the front and rear.



ACCOMMODATION

Utility Room 6'6" x 8'0" (2.00m x 2.46m)

Space for washing machine & dryer, inset sink and base unit. Wall mounted boiler and door providing access to rear garden.

Bespoke Wrought Iron Veranda 13'0" max x 19'2" max (3.98m max x 5.85m max)

Recently installed with glass roof and steel frame.

Downstairs WC

Low level WC, hand wash basin.

Master Bedroom 13'1" x 12'0" (4.00m x 3.68m)

Built in double and triple wardrobe, window to front aspect.

En-suite 9'7" x 4'8" (2.92 x 1.42)

Double shower cubical, low level w/c and pedestal sink.

Bedroom 2 9'2" to wardrobe x 11'11" (2.81m to wardrobe x 3.64m)

Full size fitted wardrobes along one wall, window to rear aspect enjoying views over paddocks.

Bedroom 5 8'1" x 11'5" (2.47m x 3.50m)

Window to front aspect.

Family Bathroom 10'0" max x 8'9" max (3.05m max x 2.68m max)

Benefitting from a four piece bathroom suite including double shower, panel bath, low level w/c and pedestal sink.

Bedroom 3 12'1" x 14'2" (3.69m x 4.33m)

Window to front aspect and velux window to rear. Built in wardrobes.

Bedroom 4 14'11" x 11'5" (4.55m x 3.50m)

Window to front aspect and velux to rear.

Shower Room 7'4" x 6'1" (2.25m x 1.87m)

Shower cubical, low level w/c and pedestal sink.

Double Garage

Approached via private driveway, accessed via two up and over doors or via side door leading onto garden. Power & light.

Outside

Well maintained front and rear gardens, mainly laid to lawn with three Standstone patio areas with Verander over. Mature trees and with views onto neighbouring paddocks. Outside water tap and electric points. UPVC oil tank positioned away from the house in corner of the garden. Green house and storage sheds.



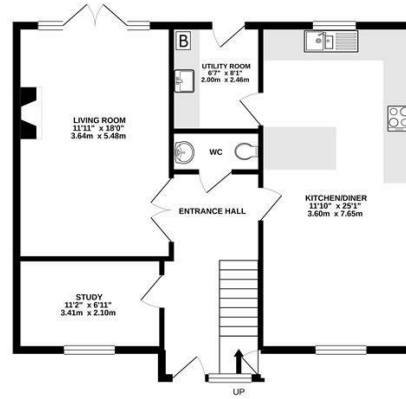




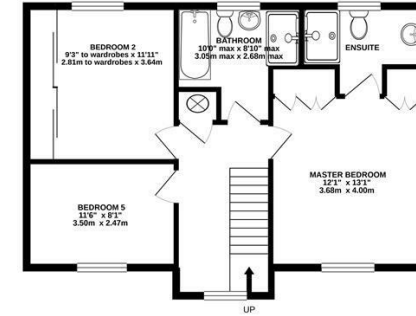
Spacious Accommodation Spread Over Three Floors



GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR
627 sq.ft. (58.2 sq.m.) approx.



2ND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 1838 sq.ft. (170.7 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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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) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		77	77
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	