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BURY ROAD | KENTFORD

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*Character Home in Desirable Village*



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O.I.R.O £600,000 Freehold

## FEATURES

- ANNEXE above DOUBLE GARAGE
- Character Grade II Listed Cottage
- Large Kitchen/Diner - Perfect for Entertaining
- Easy Access to A11/A14
- Primary Schools & Kennett Station all within easy reach
- Separate Utility Room
- Virtual 3D Tour Available
- Mains electricity, water and drainage connected. LPG tank buried in garden.
- Council Tax Band - Band E

## DESCRIPTION

This extended and attractive Grade II listed cottage is ideally situated between the two market towns of Newmarket and Bury St Edmunds. This unique property boasts accommodation comprising four bedrooms, two bathrooms (one en-suite), two reception rooms, cloakroom, utility room and an impressive kitchen / dining room. Further benefits include a spacious rear garden, ample parking for multiple vehicles and a detached double garage with annexe above.



### Reception Hall 15'2" x 18'7" (4.62m x 5.66m)

Exposed timber beams, inglenook fireplace with open fire and stone hearth, doorway leading to Kitchen / Dining Room, walkway leading to Living Room, stairs Leading to First Floor,.

### Living Room 15'2" x 13'2" (4.62m x 4.01m)

Large Inglenook Fireplace with inset gas stove, t.v. point, window to front aspect. Opening through to reception hall.

### Utility 8'10" x 6'6" (2.70m x 1.97m)

Various base units with worktop over, inset stainless steel drainer sink with mixer tap, space and plumbing for washing machine and tumble dryer, multiple floor to ceiling storage cupboards, window to side aspect.

### WC

Recently refitted suite comprising of low level WC, hand wash basin in vanity unit. Tiled flooring and window to rear aspect.





## ACCOMMODATION

### **Kitchen/Diner 12'3" x 27'1" (3.74m x 8.25m)**

Wide range of wall and base units with worktop over, gas Rangemaster range style cooker with extractor hood over, integrated dishwasher, butler style sink with mixer tap over, tiled flooring throughout, windows to dual aspect, stable door to rear aspect which in turn provides access to the rear garden and generous patio area; walkway leading to rear hallway, two doors leading to the Living Room and Dining Room, stairs leading to Utility Area.

### **Master Bedroom 13'6" x 12'5" (4.11m x 3.79m)**

Window to rear aspect.

### **En-suite**

Modern refitted suite comprising of walk in double shower cubicle with tiled walls, low level WC and hand wash basin inset in vanity unit. Window to rear aspect, tiled flooring and heated towel rail.

### **Bedroom 3 9'4" x 10'8" (2.85m x 3.25m)**

Window to front aspect

### **Bathroom**

Modern bathroom suite comprising of walk in double shower cubicle, freestanding bath, low level WC and hand wash basin. Tiled flooring and window to front aspect.

### **Bedroom 4 9'8" x 9'11" (2.94m x 3.03m)**

Window to front aspect. Built in cupboards.

### **Bedroom 2 14'1" x 14'8" (4.28m x 4.47m)**

Window to front and rear aspect. Built in wardrobes.

### **Double Garage 19'8" x 17'0" (6.00m x 5.20m)**

Spacious double garage to the ground floor with water, power and light. External staircase leads to

### **Annexe 17'0" x 12'9" (5.2m x 3.9m)**

Velux window to side aspect, window to front aspect, small kitchen with sink and oven. Separate cloakroom with w/c and wash-hand basin. Electric heating system, power, light, water and drainage connected.

### **Outside**

Approached by a gated paved pathway, across an attractive well maintained garden, laid to lawn front garden with mature pruned trees and hedge borders and on to the front door.

To the rear: Directly behind the property is a very generous patio area which is ideal for entertaining and alfresco dining. A pathway leads from the patios, under a pergola covered in a mature rose bush, to the rear of the predominately laid to lawn garden. Further mature planting is found in a number of raised beds and on the boundary wall of the garden.









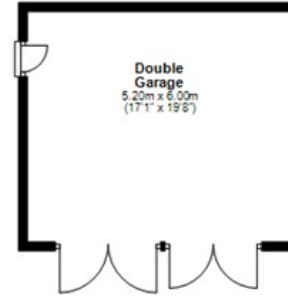




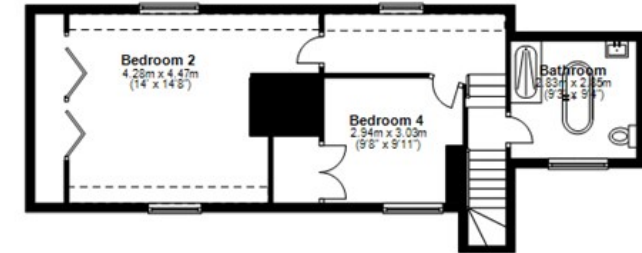
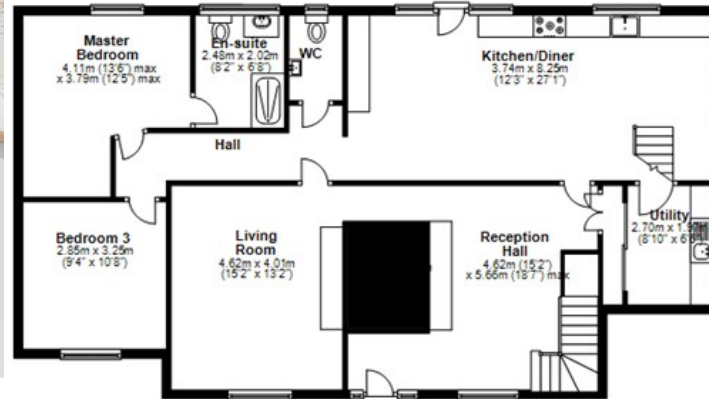
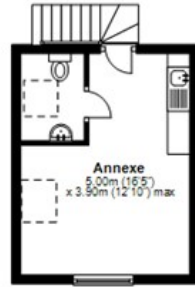
*Spacious Home with Many Character Features*



**Ground Floor**  
Approx. 184.9 sq. metres (1666.0 sq. feet)



**First Floor**  
Approx. 74.4 sq. metres (800.9 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.