



LARNACH DRIVE | KENTFORD

Modern Family Home in Desirable Village with Excellent Transport Links

LARNACH DRIVE | KENTFORD

Offers In Excess Of £475,000 Freehold

FEATURES

- Walking distance to Kennett Train Station
- Catchment for two popular Primary Schools
- Walking distance to local Village shop/Post Office
- Parking and Single Garage with pedestrian door to garden
- Easy Access to A11/A14
- Edge of modern development
- Solar Panels with Battery Storage
- EV Charger Installed

DESCRIPTION

Immaculate four bedroom family home positioned on the edge of a small modern development. Benefitting from two dressing rooms and en-suites to both the Master Bedroom and Bedroom 2. Spacious L-shape Kitchen/diner with a large glass skylight making this room perfect for entertaining. Improved with solar panels with battery storage and home networking. Walking distance to the local shop/post office, and train station with links to Bury St Edmunds & Cambridge



ACCOMMODATION

Entrance Hall

Stairs to first floor.

Kitchen/Diner

20'2" x 17'2" maximum (6.17m x 5.25m maximum)

Bright and spacious rooms with a wide selection of wall and base units. inset drainer sink with mixer tap, integrated appliances including dishwasher, fridge/freezer fan oven and four ring electric hob with extractor over. Opening into a dining area with partially glazed roof and double doors leading to rear garden. Motorised thermal ceiling blinds

Utility Room

7'4" x 4'8" (2.26m x 1.43)

Space for washing machine and dryer, wall mounted units and gas boiler enclosed in wall unit. Built in storage cupboard with networking points. Door leading to driveway.

Lounge

20'2" x 17'2" (6.17m x 5.25m)

Bay window to side aspect and window to front aspect.

Downstairs WC

Low level WC, hand wash basin.

First Floor Landing

Airing cupboard with pressurised cylinder.

Master Bedroom

11'11" x 11'2" (3.64m x 3.41m)

Window to front aspect.

Dressing Room

8'0" x 7'8" (to back of wardrobe) (2.45m x 2.34m) (to back of wardrobe))

Window to side aspect, built in wardrobes with sliding mirrored doors.

En-suite

8'7" x 3'10" (2.62m x 1.18m)

Double shower cubical, low level WC and hand wash basin. Window to rear aspect. Heated towel rail.

Bedroom 3

13'3" x 9'6" (4.05m x 2.90m)

Window to side aspect.



Bedroom 4
10'4" x 10'5" (3.17m x 3.20m)
Window to front aspect.

Family Bathroom
7'0" x 6'4" (2.14m x 1.95m)
Panel bath, low level WC, hand wash basin. Window to front aspect.

Second Floor Landing
Velux to front aspect.

Bedroom 2 (Guest Room)
14'7" x 10'10" (4.46m x 3.32m)
Part vaulted ceiling with dormer window to the front aspect and velux to the rear.

Dressing Room
9'0" x 9'10" max (2.76m x 3.00m max)
Dormer window to front aspect. Built in wardrobe with sliding doors.

En-suite
6'11" x 6'1" (2.12m x 1.86m)
Shower cubical, low level WC, hand wash basin, heated towel rail and Velux to the rear aspect.

Outside
Private driveway and single garage with up and over door, power & light, battery storage for solar panels. Pedestrian door to side of garage leading to enclosed partly walled rear garden mainly laid to lawn with generous patio area.

Property Information
Management Charge for Communal areas on development - TBC
Council Tax
Property- Detached Standard Construction
Electric - Mains with Solar Panels & Battery Storage
Water & Sewerage - Mains
Heating - Communal LPG
Broadband - Ultra Fast FTTP

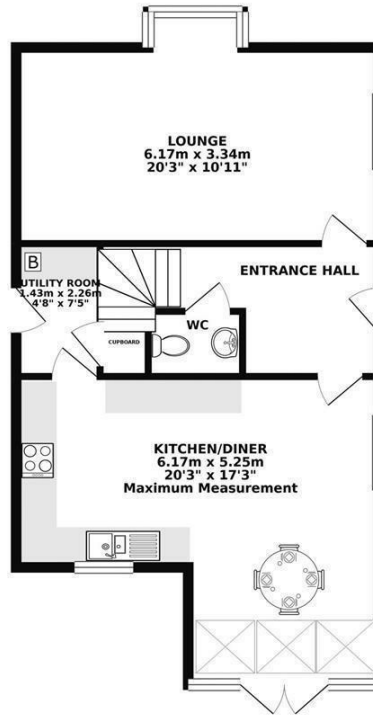




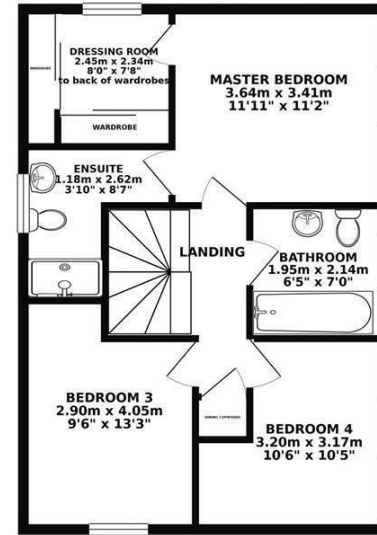
Two Dressing Rooms & Two En-suites



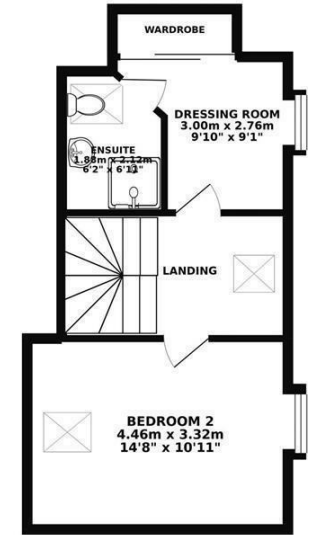
GROUND FLOOR 62.08 sq. m.
(668.25 sq. ft.)



1ST FLOOR 54.70 sq. m.
(588.75 sq. ft.)



2ND FLOOR 34.90 sq. m.
(375.66 sq. ft.)



TOTAL FLOOR AREA : 151.68 sq. m. (1632.66 sq. ft.) 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			87
(81-91) B		77	
(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			
(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	