



KINGSBRIDGE WAY | KENNETT

Executive Townhouse Walking Distance to Schools and Train Station

## KINGSBRIDGE WAY | KENNETT

## Prices From £450,000 Freehold

### **FEATURES**

- Executive New Build Home
- Walking Distance to Train Station with Links to Cambridge & Bury St Edmunds
- Excellent transport links with easy access to A11/A14
- Four Double Bedrooms En-suite & Dressing Room to Master Bedroom
- Underfloor Heating
- First Release Now Available
- Catchment for two popular Primary Schools
- Virtual Tour NOW AVAILABLE
- Air Source Heat Pump

#### **DESCRIPTION**

Clarke Philips are pleased to offer this brand new four bedroom executive townhouse in a sought after location. Walking distance to Primary School, Train Station with links to Cambridge & Bury St Edmunds, Village shop and public houses. Comprising of spacious lounge/diner, fully fitted kitchen, downstairs WC, family bathroom and separate shower room, four double bedrooms with en-suite and dressing room to master. Outside offers two parking spaces and an enclosed garden to the rear.







### **ACCOMMODATION**

**Entrance Hall** 

Store / Airing Cupboard

**Downstairs WC** 

Kitchen 11'4" x 8'6" (3.45m x 2.59m)

Lounge/Diner 20'6" x 19'10" (6.24m x 6.05m)

Bedroom 2 9'11" x 11'3" (3.03m x 3.43m)

Bathroom

Landing

En-suite

Master Bedroom 10'0" x 11'3" (3.04m x 3.43m)

Dressing Room 6'4" x 7'11" (1.93m x 2.42m)

Bedroom 3 10'5" x 19'4" (3.17m x 5.89m)

Bedroom 4 10'5" x 19'4" (3.17m x 5.89m)

**Shower Room** 

Landing

**Enclosed Rear Garden** 

Parking on private driveway











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# New Build 2025





01638 750241 info@clarkephilips.co.uk www.clarkephilips.co.uk

Master Redroom 3.04m (10') min x 3.43m (11'3") **Ground Floor** Landing Lounge/Diner Second Floor Bedroom 4 3.17m x 5.89m (10'5" x 19'4") Total area: approx. 140.9 sq. metres (1516.5 sq. feet) While levery sharing his base mode to answer the accuracy of the Propriate notatined has measurements of doors, wholess, morals and any other have are appointed and in responsibility, about the responsibility of the propriate and applications of the propriate and applications and applications shown have not been tested and no guerantee as to their operating for can be given. Copyright Clave Philos Ltd 2021.

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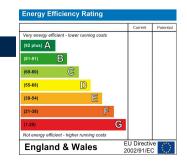
Council Tax Band: New Build



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.



First Floor

