



JAMIE WARNER  
— ESTATE AGENTS —



## The Gables White Horse Road, Kedington, Suffolk, CB9 7NL

Guide Price £625,000

- Four Generous Bedrooms
- Matching Utility Room
- Newly Fitted Double Glazing
- En Suite To Main Bedroom
- Modern Bathroom Suite
- Recent Central Heating Installation
- Stunning Kitchen/Family Room
- Lovely Double Aspect Sitting Room
- Double Garage & Ample Parking

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## The Gables White Horse Road, CB9 7NL

The Gables is an exquisite and incredibly spacious four-bedroom detached bungalow located on a peaceful lane in the sought-after village of Kedington. This residence has undergone extensive modernisation, highlighting a stunning contemporary kitchen/family room, accompanied by a utility room, a charming main bathroom, and a recently upgraded en suite. Situated on a generous plot, the property boasts landscaped gardens, a double garage, and ample parking. Don't miss this rare opportunity.



Council Tax Band: E



### Kedington

Kedington is a conveniently positioned, attractive and well served Suffolk village. The beautiful 14th century Grade I Listed Church of St Peter and St Paul. Suffolk House was once home to the celebrated Victorian poet/playwright Herman Merivale. The village has excellent facilities including local supermarket open long hours with newspaper delivery service available. Award winning butchers, superb Chinese with takeaway/delivery. Two public houses, horse riding facilities, numerous public amenity meadows & river walks in this child & dog friendly village, with a very large recreation ground. Well renowned primary school with 2 prep schools at nearby Barnidiston & Stoke By Clare. Newmarket, Bury St Edmunds, Saffron Walden & Cambridge are approximately 30 minutes away, with the University city of Cambridge approximately 20 miles away. There are mainline rail stations to London at Audley End (around 16 miles), Whittlesford Parkway, Shelford and Cambridge. London Stansted airport is around 30 miles away.

### Dining Hall

15'10" x 10'1"

Step into elegance through the stained glass entrance door, which leads to a spacious dining hall. This grand space seamlessly blends style and functionality, granting access to generously sized accommodation. Adorned with a radiator, the room features double doors opening into the kitchen, and another set leading to the inviting sitting room.

### Sitting Room

12'1" x 14'8"

Step down into the generously lit space flooded with natural light from patio doors and two front windows, offering a delightful view of the charming front garden. The room boasts a feature fireplace as its central focal point, complemented by two radiators for added comfort.

### Kitchen/Dining Room

19'2" x 10'10"

Enter this beautiful kitchen and family room, showcasing a sleek range of base and eye-level units, accompanied by a ceramic sink featuring a stainless steel swan neck mixer tap. The coordinated island unit provides ample storage, including cupboards and drawers, with plumbing for a dishwasher. The space is illuminated by a garden-facing window and another on the side, flooding the room with natural light. This spacious area hosts a cosy spot for a sofa, creating a welcoming nook to relax on the elegant karndean flooring.

### Utility Room

10'7" x 7'1"

Featuring a coordinated collection of base and eye-level units, this utility room offers ample worktop space echoing the kitchen's design. Highlights include a sleek stainless steel sink with a single drainer and a swan neck mixer tap. It also boasts plumbing for a washing machine, room for a fridge, freezer, and tumble dryer. The tiled flooring complements the space, with a wall-mounted gas boiler providing heating and hot water. A door leads out to the garden.

### Study/Bedroom 4

7'2" x 10'10"

A bright room with a window to the side and a radiator.

### Bedroom 1

14'8" x 12'0"

The spacious main bedroom provides abundant room for all bedroom furnishings and more. Boasting a rear window overlooking the garden, an en suite, and a radiator, it offers a perfect haven for your comfort and relaxation.

### En-suite

This en suite features a three-piece suite, comprising a vanity wash hand basin with a mixer tap, a tiled shower enclosure with a power shower and glass screen, and a low-level WC. Enhanced with tiled splashbacks, a heated towel rail, and a rear window, this area combines style and practicality.

### Bedroom 2

11'9" x 12'0"

An inviting double bedroom with a front-facing window overlooking the garden, featuring built-in wardrobes with stylish mirrored sliding doors.

### Bedroom 3

11'9" x 9'7"

Introducing another spacious double bedroom featuring a window overlooking the front garden and a radiator.

### Bathroom

With a four-piece suite, this bathroom offers a luxurious experience. It features a corner bath with a hand shower attachment and mixer tap, a vanity wash hand basin with a mixer tap, a tiled shower enclosure with a power shower and glass screen, and a low-level WC. The space is enhanced by tiled splashbacks, a heated towel rail, and a rear window.

### Outside

Centrally positioned on the plot, this property boasts a well-maintained deep front garden and a charming rear garden. The rear garden features a spacious paved patio extending from the property, leading to a lush lawn area. A recent addition includes a delightful paved patio at the garden's heart, perfect for entertaining and relaxation. Abundant flower and shrub display beds adorn the garden, enhanced by mature hedges ensuring privacy. A personal door conveniently connects to the double garage, while a gate grants access to the drive. External power sockets and lighting add functionality to this inviting outdoor space. The front garden is raised above the lane leading to the property, featuring a generous lawn at its centre. Adorned with an array of hedges and small trees, the garden enhances the kerb appeal of this residence beautifully.



### Double Garage & Driveway

The property features a double garage, ideal for vehicle storage or as a workshop. It includes an up-and-over door, power and lighting, roof storage space, and a door leading to the garden. An expansive driveway leads to the garage, offering plentiful off-road parking for multiple vehicles.

### Recent improvements by the current owners

New Central Heating boiler and radiators

Remodelled lounge

Newly fitted kitchen

Newly fitted bathroom suite

Newly fitted en suite

New improved utility

New double glazing and new Solidor front door

Redecorated throughout

Electrics upgraded, new consumer unit, many more sockets, new wifi & outdoor sockets

Rear garden remodelled and stocked

Updated insulation in loft and part boarded and power sockets

### Viewings

By appointment with the agents.

### Special Notes

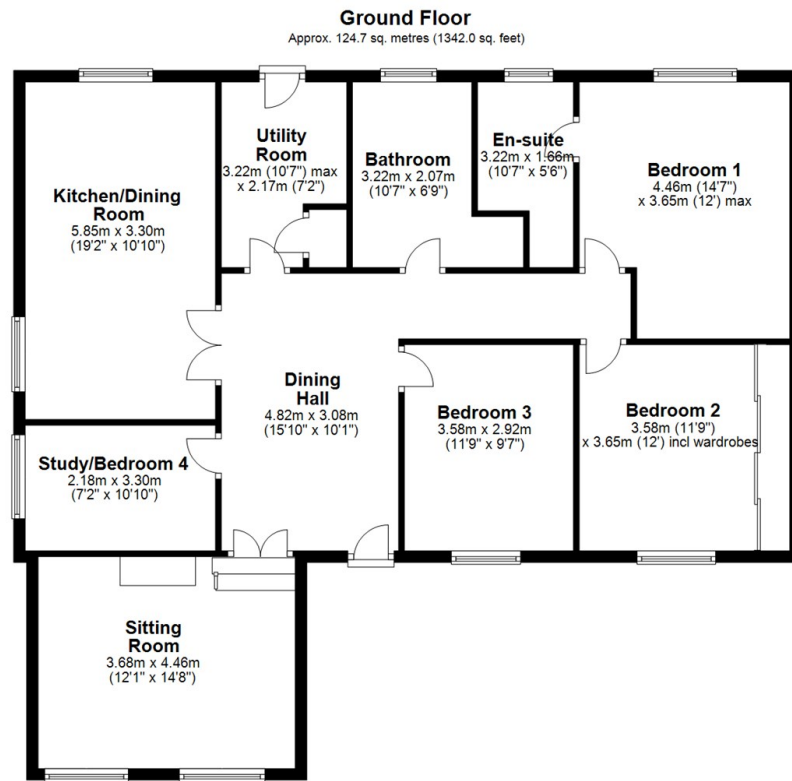
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.











Total area: approx. 124.7 sq. metres (1342.0 sq. feet)



## Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

## Council Tax Band E

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