



JAMIE WARNER
— ESTATE AGENTS —



11 Risbridge Drive, Kedington, Suffolk, CB9 7ZE

Guide Price £550,000

- Executive 5-bedroom home
- Stunning inglenook fireplace
- Convenient utility room
- Elegance and style
- Vast garden with outdoor kitchen and bar
- Generous family room
- Impressive kitchen dining room
- Ensuite and modern bathroom
- Popular village of Kedington

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Presenting this exquisite executive home with five bedrooms in the sought-after village of Kedington. Meticulously modernised, the property exudes elegance and style at every turn. Step into the impressive kitchen dining room, perfect for hosting gatherings. The inviting sitting room showcases a stunning inglenook fireplace. Outside, a vast garden complete with an outdoor kitchen and bar awaits, creating the ultimate haven for entertaining. A dream residence for a discerning family in search of luxurious living within a vibrant village setting.



Council Tax Band: F



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.

Entrance Hall

An elegant entrance hall welcomes you with beautiful wood-effect Karndean flooring, a convenient understairs storage cupboard, and a staircase leading to the first floor. Complete with a radiator for added comfort. Perfect for welcoming guests into your home!

WC

Beautifully fitted with a two-piece suite including a vanity wash hand basin with a sleek mixer tap and a low-level WC. This room features a window to the side, a radiator, stylish Karndean flooring, and a captivating feature panelled wall.

Kitchen/Dining Room

14'10" x 22'8"

Step into this stunning kitchen/dining space - perfect for entertaining, relaxing, and family meals. It boasts a range of base and eye level units with ample worktop space, a matching island unit with convenient drawers, a stylish twin bowl stainless steel sink with a mixer tap, integrated fridge, and a wine cooler. You'll find a fitted twin eye level electric fan-assisted oven and a built-in four-ring hob, complemented by windows that offer natural light from the rear, side, and a charming bay window at the rear. Stay cozy with two radiators and enjoy the elegant touch of Karndean flooring.

Utility Room

5'3" x 7'4"

This utility room is equipped with a matching range of base and eye-level units, offering ample worktop space. Features include a stainless steel sink unit with a mixer tap, two radiators, karndean flooring, a door leading to the garden.

Sitting Room

20'5" x 12'3"

Through the Georgian-style double doors, you step into the inviting sitting room. Your gaze is captivated by a magnificent inglenook fireplace, complete with a cast-iron wood burner, brick surround, and a grand oak bressumer beam above. The room is adorned with charming mini windows, two radiators, and elegant Karndean flooring. Bi-fold doors gracefully lead to the family room, while a window to the front allows natural light to illuminate this cosy space.

Family Room

9'0" x 18'10"

Discover serenity in the spacious family room with stunning views of the rear garden. Adorned with Karndean flooring, french doors leading to the garden, an attractive vaulted ceiling, and a picturesque view, this room offers a perfect retreat for relaxation and enjoyment.

Office

7'8" x 13'5"

This office is ideal for those working from home. It boasts a great size with a window at the front and a radiator for your comfort. A perfect space for your productive workdays!

Galleried Landing

This charming space features a window to the front, a radiator, storage cupboard, and convenient access to all first-floor rooms. Plus, easy loft access for added convenience.

Bedroom 1

12'2" x 11'5"

Step into the luxurious main bedroom offering generous space for furniture. The room boasts a window to the front, a radiator, a range of fitted wardrobes, feature wall panels, and an en suite for added convenience.

En-suite

Featuring a stylish en suite bathroom, this room is equipped with a three-piece suite. It includes a vanity wash unit with a mixer tap, a shower enclosure with a fitted power shower and glass screen, and a low-level WC. Additional amenities consist of a shaver point, a side window offering natural light, and a radiator.

Bedroom 2

11'7" x 11'5"

Generously proportioned double bedroom with a view to the rear overlooking the garden. Features include a radiator and elegant wooden flooring, creating a warm and inviting space.

Bedroom 3

8'11" x 11'3"

Similar to bedroom 2, this room is another spacious double bedroom with a front-facing window, a radiator, and Karndean flooring.

Bedroom 4

12'0" x 6'7"

A spacious bedroom window at the rear offers views of the garden, complete with a radiator.

Bedroom 5

8'7" x 7'10"

Rear-facing window with a view of the garden, equipped with a radiator.

Family Bathroom

Indulge in luxury with a four-piece suite featuring a panelled bath, a vanity wash hand basin with a mixer tap, a stylish recessed shower enclosure with a power shower and glass screen, and a low-level WC. Complete with a convenient shaver point, a window to the rear, a radiator, and elegant Karndean flooring for a touch of sophistication.

Outside

This property showcases one of the largest plots within the development, with a beautifully landscaped garden enveloping all sides. The primary garden features a lush lawn, framed by mature flowers, shrubs, and trees. Positioned discreetly behind the family room, a secluded timber decking area provides a tranquil retreat. Extending along the rear and side of the house, a paved patio leads to an outdoor kitchen equipped with a pizza oven. Adjacent to this is a stylish outdoor bar area, ideal for hosting gatherings with friends and family. The garden is further enhanced by outdoor power points, lighting, a garden tap, a private door to the double garage, and a gate leading to the front, all contributing to the charm of this picturesque outdoor setting.

Double Garage and Drive

The property boasts a double garage featuring twin up-and-over doors. Currently converted into a gym with appealing Karndean flooring, a stud wall has been erected; however, it can be effortlessly removed if the new owner prefers to utilise the space as a traditional garage. Additional storage space is available within the eaves.

Viewings

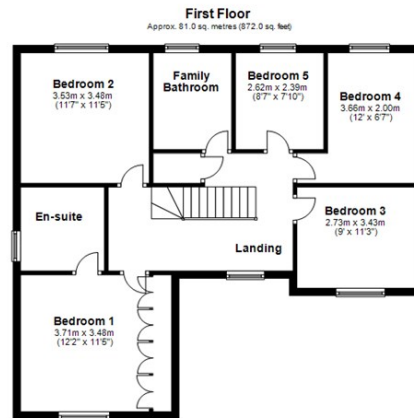
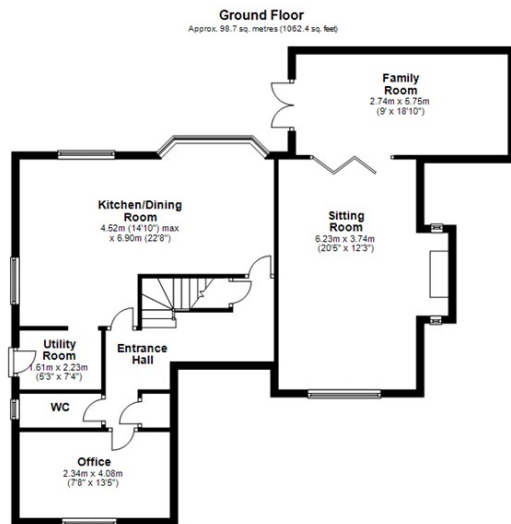
By appointment with the agents.

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. 179.7 sq. metres (1934.4 sq. feet)

Viewings

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

