



Hooters Dash End, Kedington, Suffolk, CB9 7QR

Guide Price £580,000

- Executive-style bespoke design
- Four generous reception rooms
- Versatile loft space
- Four spacious bedrooms
- Modern kitchen with utility room
- Double garage and driveway
- Picturesque open field views
- Principal bedroom with en suite
- Private rear garden space

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Introducing an executive-style home in the sought-after village of Kedington. This bespoke, individually designed four/five-bedroom detached house offers a perfect blend of style and functionality, ideal for a discerning family seeking an abundance of space.

Nestled in a picturesque setting with open field views, this property boasts four generous reception rooms, providing ample space for relaxation and entertainment. The modern, attractive kitchen/breakfast room is complemented by a convenient utility room, ensuring practicality in daily living.

The principal bedroom features an en suite, offering a private retreat, while a purpose-built staircase leads to a versatile loft room.

Added amenities include a double garage and driveway, a private rear garden for outdoor enjoyment, and modern comforts such as gas central heating, air conditioning, double glazing, and an air circulation system.

This home is a unique opportunity to experience luxury living with bespoke touches in a vibrant community.



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

A spacious and welcoming entrance hall featuring a central staircase leading to the first floor. It provides access to all downstairs rooms, includes an under-stairs storage cupboard, and is adorned with wooden flooring. Additionally, there is a radiator.

WC

Equipped with a two-piece suite including a low-level wc, washbasin, and radiator, complemented by a window that provides natural light.

Sitting Room

22'2" x 12'11"

The sitting room is a spacious area featuring French doors that open to the rear garden and two side windows. It boasts a charming Inglenook fireplace with a multi-fuel burner and includes a radiator.

Dining Room

12'0" x 11'1"

This dining room features a window with a charming view of the rear garden and includes a radiator. Located next to the kitchen, it offers the potential to combine both spaces into a kitchen/family room if desired. (Subject to building regulations).

Study/Bedroom 5

12'0" x 10'7"

The study provides an ideal environment for those working from home, featuring a front window that allows natural light to pour in, alongside a radiator for comfort.

Kitchen/Breakfast Room

16'0" x 10'9"

Recently upgraded with a coordinated selection of base and eye-level units topped with

stylish work surfaces, this space includes a breakfast bar, an electric double oven with a warming drawer, a five-ring gas hob, and a dishwasher, with room for a fridge/freezer. A window at the rear offers a lovely view of the garden, while an inviting archway leads to the family room and a door opens to the utility room.

Utility Room

10'11" x 7'8"

A convenient room features a front-facing window allowing natural light, a sink with a quartz countertop, and a cupboard housing the boiler and water softener. It includes plumbing for a washing machine, space for a tumble dryer, and room for a fridge freezer. A door leads to the driveway.

Family Room

15'5" x 9'6"

A charming and bright double-aspect room ideal for relaxation. It features a window at the front, French doors leading to the garden, wooden flooring, and a radiator.

Landing

A beautiful galleried landing features a front-facing window, stairs leading to the loft room, and a radiator. From here, doors provide access to all first-floor rooms.

Bedroom One

17'1" x 10'11"

The main bedroom is a spacious double room featuring two rear windows that offer stunning views of the garden and the countryside beyond, creating an ideal spot for relaxation. It is equipped with a radiator, a range of fitted wardrobes, and an air conditioning unit, ensuring comfort and convenience.

En Suite

The en suite boasts an attractive three-piece suite featuring a sleek shower enclosure, a modern low-level WC, a chic vanity wash hand basin, and a warm radiator.

Bedroom Two

11'5" x 10'7"

Another double bedroom features a rear-facing window that offers the same wonderful views as the main bedroom. It includes a radiator and a set of fitted wardrobes.

Bedroom Three

10'9" x 8'11"

Bedroom 3 is a spacious double room that features a front-facing window for ample natural light, a radiator, and built-in cupboards for convenient storage.

Bedroom Four

10'0" 10'0"

Bedroom four, though the smallest, is a double room currently used as a dressing room. It features a window facing the front and includes a radiator.

Family Bathroom

The family bathroom features a four-piece suite that includes a panelled bath, shower cubicle, and low-level WC. A window at the rear allows natural light to fill the space, complemented by a radiator for warmth. The elegant half-height tongue and groove panelling enhances the walls' aesthetic appeal.

Loft Room

22'11" x 12'0"

Accessible by a centrally placed staircase, the room features three Velux windows that flood the space with natural light. At either end, walk-in loft areas house the air circulation system and offer storage space.

Outside

At the front of the property, a charming shingle driveway invites you in, offering ample parking and access to the spacious double garage. The rear garden is a serene oasis, enclosed by elegant timber fencing and primarily laid to lush lawn, adorned with vibrant flower and shrub borders. Discover an inviting timber decked area, beautifully enclosed by balustrading, along with a second secluded deck behind the family room, perfect for relaxation and entertaining.

Double Garage

The double garage features double-opening doors and is equipped with power and lighting. It includes eaves storage space, a window, and a side access door. The double garage offers potential for conversion into an annexe, subject to obtaining the necessary planning permission.

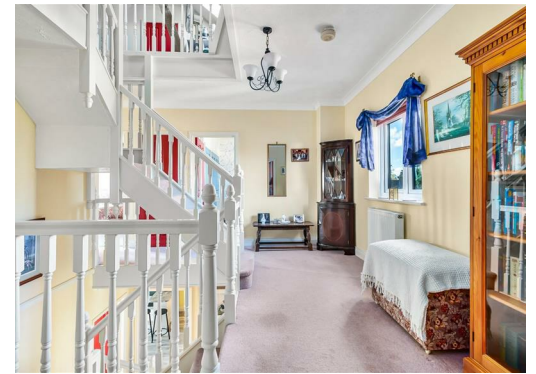
Viewings

By appointment with the agents.

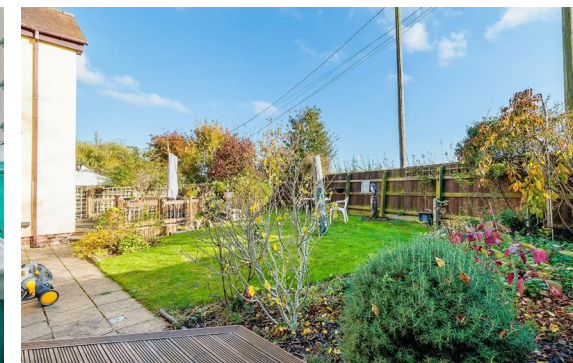
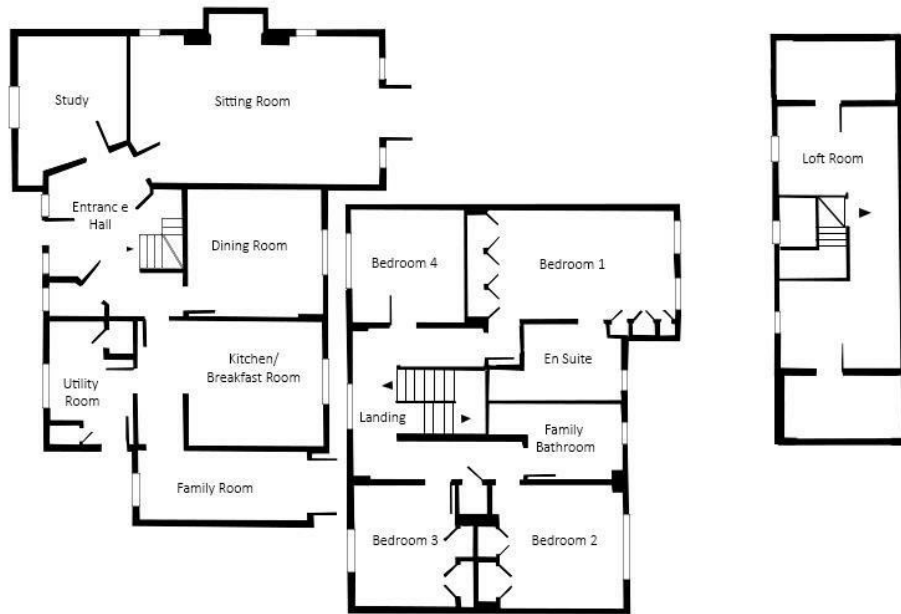
Special Notes

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.





Approx Gross Internal Floor Area
2214 sq ft / 205 sq.m



Viewings

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	