



## 18 Barton Drive, Kedington, Haverhill, CB9 7PS

£300,000

- Three Bedrooms
- Generous Corner Plot
- Garage & Drive
- Two Reception Rooms
- Perfect Project For Extending of Modernisation
- Popular Village of Kedington
- Kitchen
- Gas Radiator Heating
- No Onward Chain

## 18 Barton Drive, Haverhill CB9 7PS

AN EXCITING AND RARE OPPORTUNITY to transform this three-bedroom property in the sought-after village of Kedington. Boasting a generous corner plot garden and potential for extending, this home offers endless possibilities for renovation and personalisation. Inside, you'll find two reception rooms, a kitchen, a spacious entrance hall, and a first-floor wet room—all brimming with potential to create your dream home. Perfectly positioned in a well-served village, this project is a fantastic chance to craft something truly special in a desirable location.



Council Tax Band:



### 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 entrance door opens to a generous hall with doors to all ground floor rooms and stairs leading to the first floor.

### Kitchen

7'9" x 8'7"

Window to rear, door to garden. Fitted eye and base units, plumbing for washing machine, space for cooker and fridge freezer, built-in pantry.

### Sitting Room

12'8" x 12'0"

Window to front, fireplace, radiator, open plan to:

### Dining Room

10'0" x 10'0"

Window to side, radiator, door to rear garden.

### Landing

Window to side, radiator.

### Bedroom 1

11'0" x 10'7"

Window to rear, radiator, built-in double cupboard housing a wall mounted combination boiler serving heating system and domestic hot water.

### Bedroom 2

11'9" x 10'7"

Window to front, radiator.

### Bedroom 3

9'1" x 8'0"

Window to front, built-in cupboard.

### Wet Room

Fitted with fitted electric shower, wall mounted wash hand basin and low-level WC, window to side, radiator.

### Outside

Situated on a spacious corner plot, this property offers ample room at both the rear and side, providing excellent potential for extensions (subject to planning) while still maintaining a generously sized family garden.

### Garage & Drive

A driveway alongside the property offers ample off-road parking and leads to a single garage.

### Viewings

By appointment with the agents.

### Special Notes

1. None of the fixtures and fittings are necessarily included. Buyers should

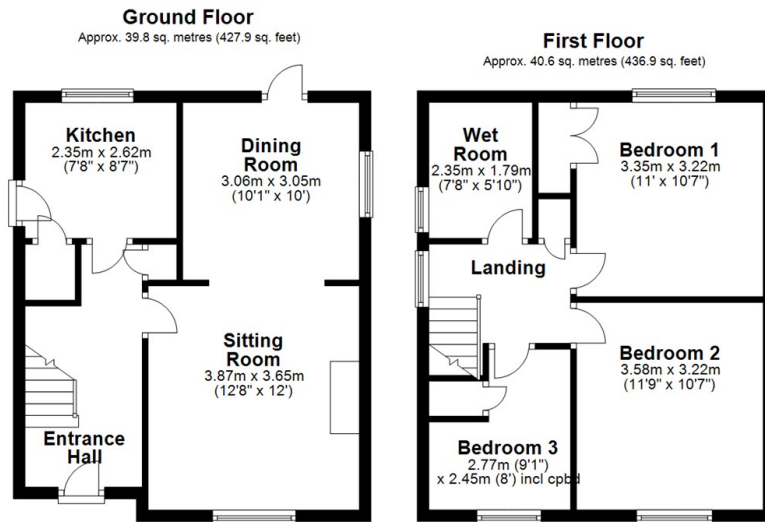
confirm any specific inclusions when making an offer.

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. 80.3 sq. metres (864.7 sq. feet)



## Directions

## Viewings

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

## Council Tax Band

B

| Energy Efficiency Rating                    |           |                                                                                                                  |
|---------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                        |
| Very energy efficient - lower running costs |           |                                                                                                                  |
| (92 plus) <b>A</b>                          |           | <b>82</b>                                                                                                        |
| (81-91) <b>B</b>                            |           |                                                                                                                  |
| (69-80) <b>C</b>                            |           |                                                                                                                  |
| (55-68) <b>D</b>                            |           |                                                                                                                  |
| (39-54) <b>E</b>                            | <b>50</b> |                                                                                                                  |
| (21-38) <b>F</b>                            |           |                                                                                                                  |
| (1-20) <b>G</b>                             |           |                                                                                                                  |
| Not energy efficient - higher running costs |           |                                                                                                                  |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |