



1 Kings Hill, Kedington, Suffolk, CB9 7NA

£415,000

- Located in charming Kedington village
- Four bedrooms, versatile fourth room
- Beautifully maintained rear garden
- Stunning double-storey extension added
- Main bedroom with vaulted ceiling
- Converted garage as home office
- Open-plan kitchen and family room
- Stylish en-suite to main bedroom
- Ample off-road parking available

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Located in the heart of the sought-after Suffolk village of Kedington, this beautifully extended family home offers a perfect blend of space, style, and practicality. A thoughtfully designed double-storey extension has created a stunning open-plan kitchen and family room on the ground floor, ideal for modern living and entertaining. Upstairs, the standout main bedroom boasts a vaulted ceiling and a stylish en-suite, adding a touch of luxury.

The property features four bedrooms, including a versatile fourth bedroom suited as a nursery or home office, along with a bright family bathroom. Downstairs, additional spaces such as the inviting living room with a log-burning stove and a separate games room ensure plenty of flexibility for family life.

The property boasts a beautifully maintained rear garden, complete with a spacious terrace and patio, ideal for outdoor dining and relaxation. Additionally, a converted garage offers the perfect space for a home office, while the front provides ample off-road parking for convenience. This superb home combines contemporary living with village charm, offering an excellent opportunity for families seeking a vibrant yet peaceful lifestyle.



Council Tax Band: C



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 PORCH

The property welcomes you through a bright porch with quarry-tiled flooring. It features a wall-mounted gas boiler, stairs leading to the first floor, and access to the main living areas.

KITCHEN/BREAKFAST ROOM - 4.55m x 2.87m (14' 11" x 9' 5")

This light-filled, open-plan kitchen offers a practical layout with a selection of fitted wall and base units finished with solid worktops. A chrome inset sink adds a modern touch, while integrated appliances include a Rangemaster oven with a five-ring gas hob. There's ample room for a slimline dishwasher and fridge/freezer, while a utility cupboard provides space for a washing machine and tumble dryer. A pantry offers additional storage, and an opening leads seamlessly into the family area.

FAMILY ROOM - 4.95m x 4.19m (16' 3" x 13' 9")

Ideal for dining and relaxation, this spacious area accommodates a table and chairs with ease. Bi-fold doors open onto the garden, creating the perfect flow for indoor-outdoor entertaining.

LIVING ROOM - 4.57m x 3.33m (15' 0" x 10' 11")

This inviting room overlooks the front garden and features a fireplace with a log-burning stove, adding warmth and charm. Built-in shelving and storage in the alcoves provide practicality, while a picture rail adds a touch of character. A doorway connects to the games room.

GAMES ROOM - 3.12m x 1.8m (10' 3" x 5' 11")

A versatile space, perfect as a children's playroom or hobby area, with a door leading to the garden for easy access.

FIRST FLOOR LANDING

The landing provides access to the roof space and all bedrooms.

MAIN BEDROOM - 3.33m x 3.12m (10' 11" x 10' 3")

Located in the rear extension, the principal bedroom features vaulted ceilings and views over the garden. The en-suite includes a tiled shower cubicle, a vanity sink, a heated towel rail, and WC.

BEDROOM 2 - 4.6m x 2.9m (15' 1" x 9' 6")

A bright, dual-aspect double bedroom with views to the side and ample overstairs storage.

BEDROOM 3 - 3.35m x 2.34m (11' 0" x 7' 8")

A comfortable double bedroom with a pleasant front aspect.

BEDROOM 4 - 2.39m x 2.31m (7' 10" x 7' 7")

This smaller bedroom, overlooking the rear garden, is ideal as a nursery or home office.

FAMILY BATHROOM - 3.1m x 1.52m (10' 2" x 5' 0")

Featuring a panelled bath with a fitted shower, a vanity sink unit, WC, a heated towel rail, and tasteful tiling throughout.

OUTDOOR SPACE

The property benefits from a driveway offering ample off-road parking and a front garden with a well-tended lawn, mature trees, and shrubs. Side access leads to the rear, where you'll find a spacious terrace and patio dining area—perfect for entertaining. The private rear garden features a traditional lawn, bordered by mature planting, offering a tranquil outdoor escape.

Garage

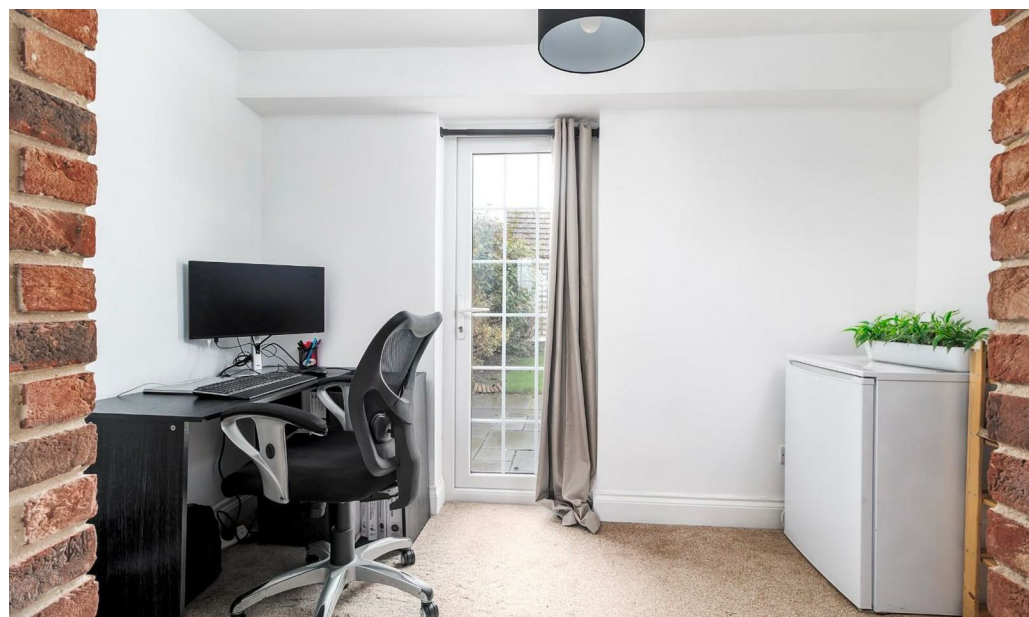
Located at the rear of the property, the single garage has been thoughtfully converted into a functional home office. It features power and lighting, with a personal door leading to the garden and a window that allows in natural light. A portion of the garage has been preserved for storage, accessible via an up-and-over door.

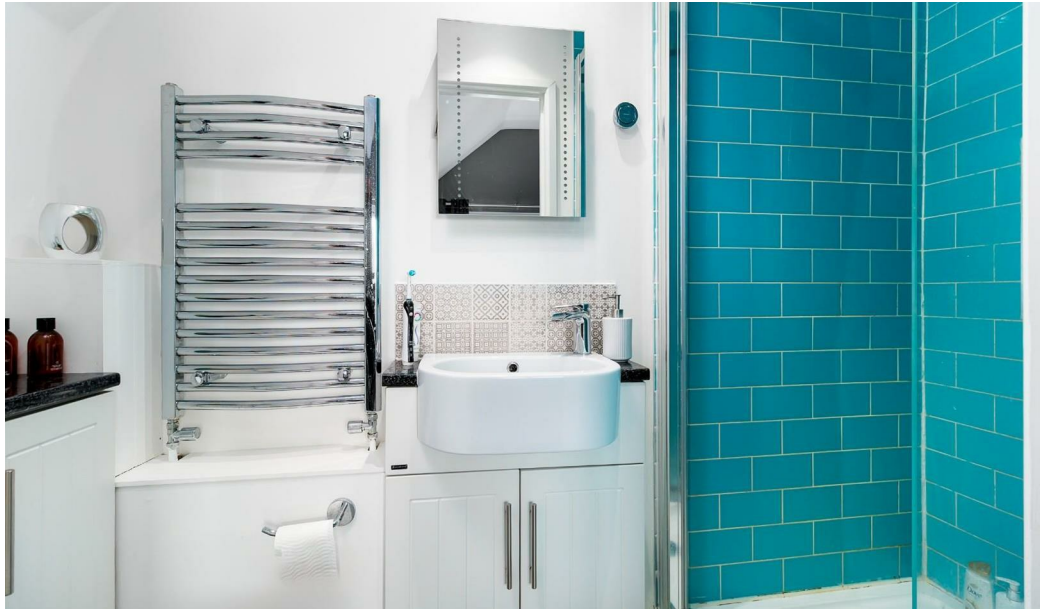
Viewings

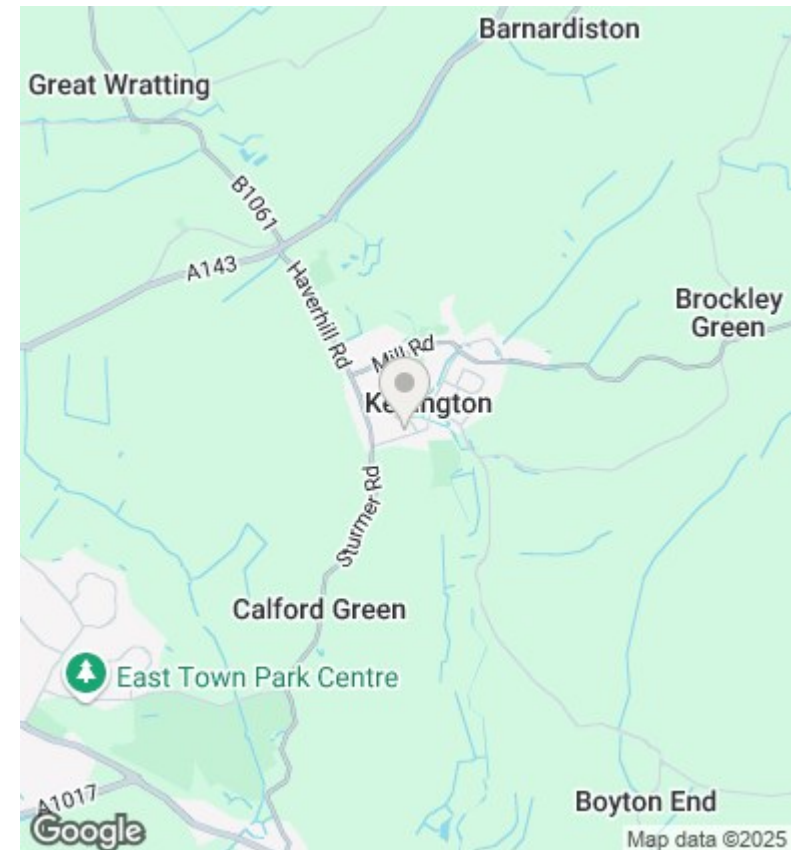
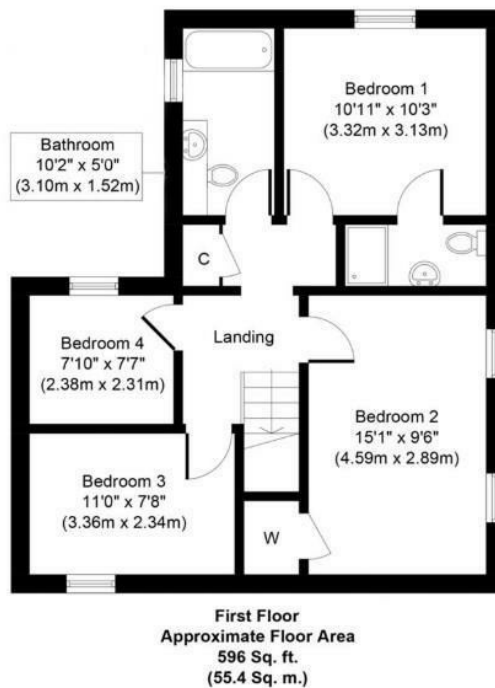
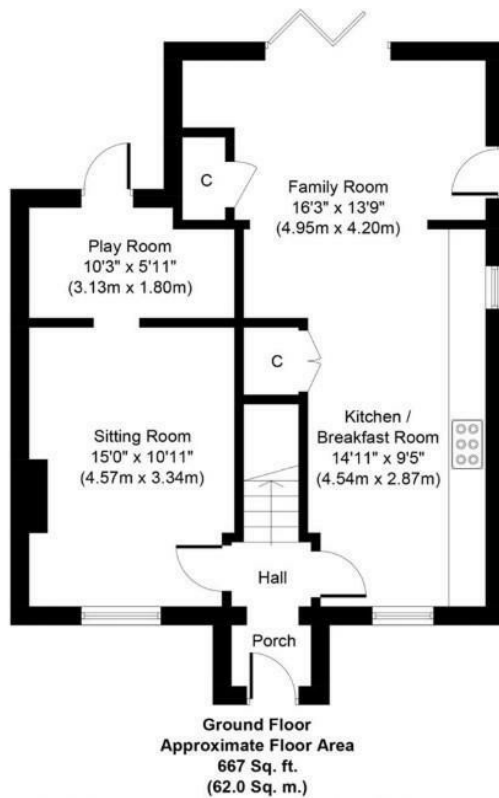
By appointment with the agents.

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.







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) A		63
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC