



JAMIE WARNER
— ESTATE AGENTS —



5 Dash End, Kedington, Haverhill, CB9 7QR

Guide Price £465,000

- Beautifully renovated, modern family home
- Luxurious en-suite with jacuzzi bath
- Unique garden room with golf simulator
- 6kw Solar panel system with battery storage
- Double aspect sitting room
- Four well-proportioned double bedrooms
- Off-road parking for three vehicles
- High-spec kitchen with bi-fold doors
- Landscaped garden with patio area
- Popular village of Kedington

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Located in the sought-after village of Kedington, this beautifully extended and renovated family home offers modern living at its finest. With spacious, high-spec accommodation across two floors, the property perfectly blends style, comfort, and practicality.

The ground floor features a welcoming entrance hall, a large sitting room with French doors to the garden, a luxurious kitchen/dining room with high-spec appliances, a utility room, a cloakroom, and a sleek shower room. Upstairs, there are four bedrooms, including a spacious principal suite with an en-suite, plus a stylish family bathroom.

Outside, the landscaped, low-maintenance garden is perfect for entertaining or family time. A standout feature is the garden room, currently a golf simulator and games room (optional at guide price). Off-road parking is available for three vehicles, along with an integral storage area with electric access. The property also benefits from a 6kW solar panel system, hybrid inverter, and 5kW battery storage.

This exceptional home offers a rare opportunity to enjoy modern living in an idyllic village setting. Viewings are highly recommended.



Council Tax Band: B



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.

Ground Floor

Entrance Hall

The welcoming entrance hall sets the tone for this beautifully renovated home, featuring a modern radiator, luxurious Karndean flooring, and a built-in understairs cupboard for practical storage. A staircase leads to the first floor.

Cloakroom 2.68m (8'10") x 1.40m (4'7")

A thoughtfully designed space with Karndean flooring, a radiator, and fitted shelving units alongside hanging space for coats and shoes, offering both style and functionality.

Shower Room & WC 2.68m (8'10") x 1.37m (4'6")

This sleek, contemporary shower room features a window to the rear and a high-quality three-piece suite, including a pedestal wash hand basin with mixer tap, low-level WC, and a shower enclosure with a fitted power shower and glass screen. The Karndean flooring adds a touch of elegance.

Sitting Room 6.91m (22'8") x 3.87m (12'8")

The generous sitting room is a stunning space, bathed in natural light from the front window and French doors that open onto the garden. A feature fireplace creates a cosy focal point, while two radiators and Karndean flooring ensure comfort and style.

Kitchen/Dining Room 6.19m (20'4") max x 3.58m (11'9")

This impressive, high-specification kitchen has been designed for both practicality and entertaining. It boasts a range of base, eye-level, and full-height units with quartz worktops, twin eye-level electric fan-assisted ovens, and an integrated fridge freezer. The breakfast bar

and stainless steel sink with mixer tap add convenience, while the integrated dishwasher maintains a seamless look. A window to the front, bi-fold doors to the garden, and tiled flooring complete this stunning space, which flows effortlessly into:

Utility Room 2.30m (7'7") x 2.02m (6'7")

A practical addition to the home, the utility room offers ample worktop space, plumbing for a washing machine, and room for a fridge/freezer and tumble dryer. Tiled flooring and a door to the garden enhance its functionality.

First Floor

Landing

The spacious landing provides access to all first-floor rooms.

Bedroom 1 4.39m (14'5") max x 3.79m (12'5")

This spacious double bedroom is a luxurious retreat, with a window to the front, a radiator, and its own en-suite bathroom.

En-Suite Bathroom

Elegantly designed, the en-suite boasts a luxurious four-piece suite. It features a spacious corner double jacuzzi bath, a sleek vanity wash hand basin with a mixer tap, and a tiled double shower enclosure equipped with a power shower and glass screen. A low-level WC completes the functional elements. The space is beautifully finished with full-height tiling, a heated towel rail, and stylish tiled flooring. A rear-facing window adds natural light, enhancing the ambiance of this indulgent retreat.

Bedroom 2 3.35m (11') x 3.07m (10'1")

A beautifully presented double bedroom with a window overlooking the garden and a radiator.

Bedroom 3 3.66m (12') x 2.66m (8'9")

Another spacious double bedroom, featuring a window to the front and a radiator.

Bedroom 4 2.70m (8'10") into recess x 2.52m (8'3")

This bright and versatile room benefits from a window to the front, a radiator, and a built-in cupboard housing the modern combination boiler.

Bathroom

The family bathroom has been finished to an excellent standard, with a three-piece suite comprising a panelled bath with an independent shower, mixer tap, and glass screen, a

vanity wash hand basin with mixer tap, and a low-level WC. Full-height tiling, a heated towel rail, tiled flooring, and a window to the rear complete this elegant space.

Outside

This property boasts a beautifully landscaped, low-maintenance garden, ideal for families and perfect for entertaining. A spacious paved patio sits directly off the house, creating a charming seating and socialising area. The remainder of the garden features an artificial lawn, with a quaint picket-style fence enclosing a small section accessed from the sitting room – ideal for a children's play area or private retreat. For added convenience, the garden is equipped with power and lighting.

A standout feature of this home is the impressive garden room, expertly designed as a golf simulator and games room. Fully equipped with power and lighting, this versatile space includes two sets of UPVC doors, allowing seamless indoor-outdoor flow. The current vendors are delighted to offer the golf simulator as part of the sale, subject to an offer at the guide price, making this home a truly unique opportunity for golf enthusiasts and those seeking an exceptional entertainment space.

Driveway & Store

At the front of the property, a tarmac driveway offers off-road parking for up to three vehicles. A remote-controlled electric roller door grants access to the integral storage area, which is fully equipped with power and lighting, ensuring secure and convenient storage.

Solar Panels

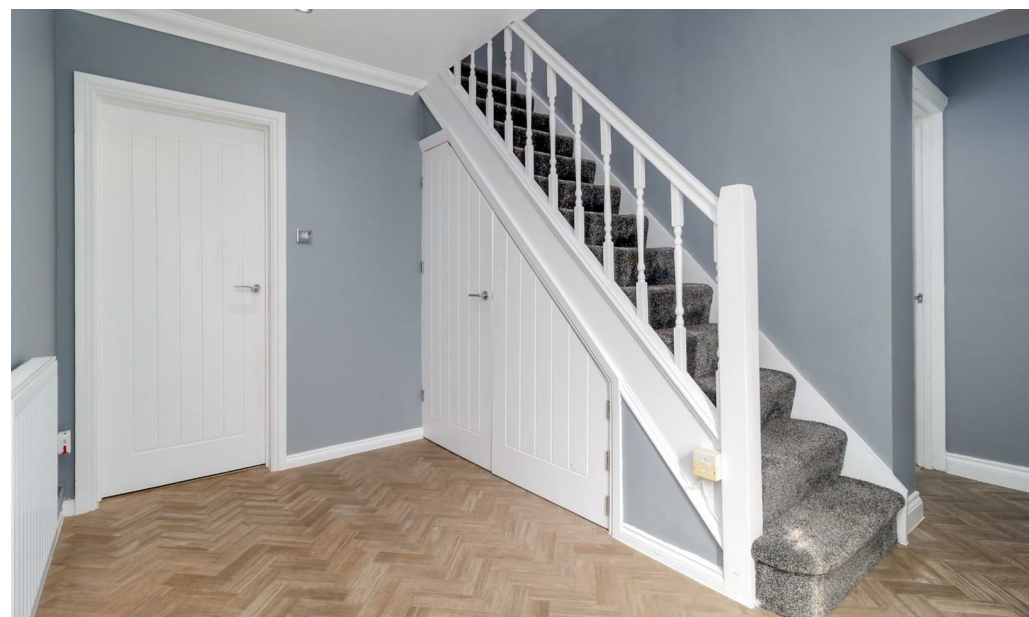
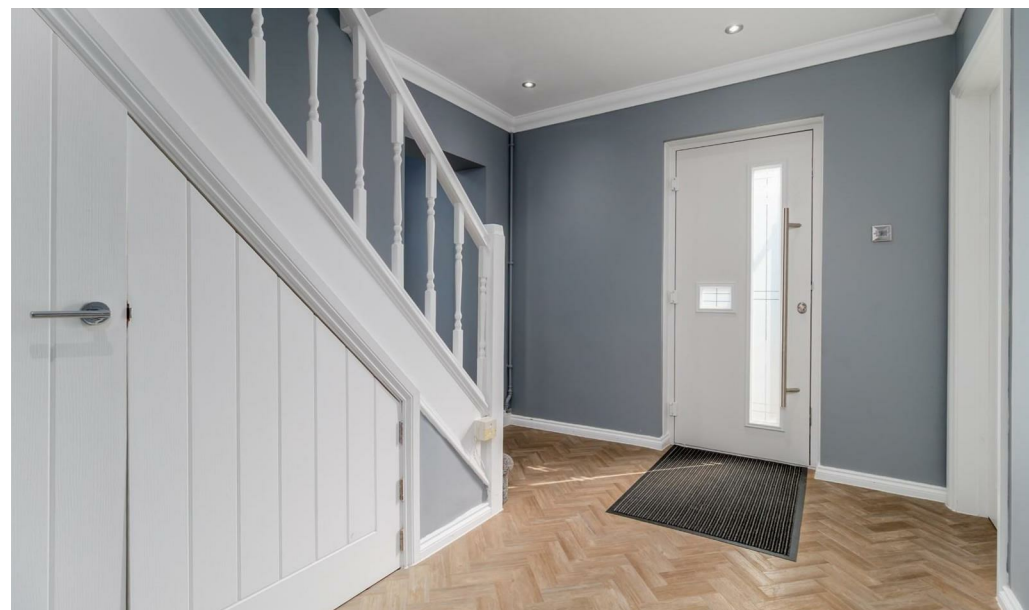
The property benefits from 24 Solar Panels which is a 6Kw system with hybrid inverter. It also has 5Kw of battery storage.

Viewings

By appointment with the agents.

Special Notes

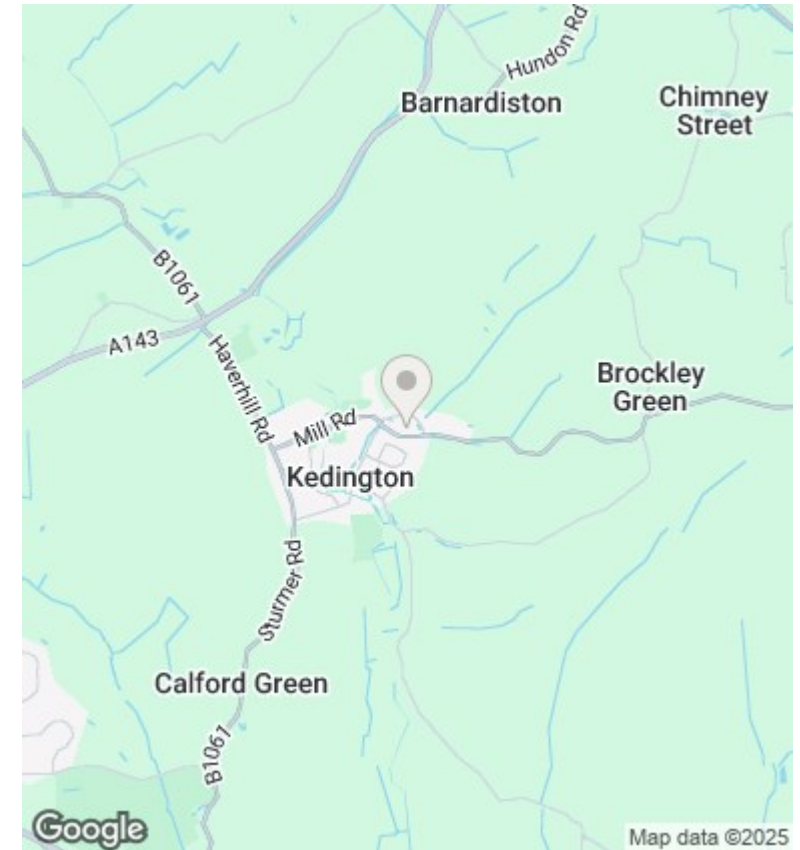
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 147.1 sq. metres (1583.6 sq. feet)



Directions

Viewings

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

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	