



23 Dash End, Kedington, Haverhill, CB9 7QR

Guide Price £340,000

- Detached three-bedroom family home
- Bright sitting room with wood burner
- Single garage with power and storage
- Spacious and versatile living spaces
- Main bedroom with en-suite
- Block-paved driveway for two cars
- Extended kitchen/dining room with appliances
- Well-maintained rear garden areas
- Sought-after village location, Kedington

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Located in the sought-after village of Kedington, this well-presented detached three-bedroom home offers spacious and versatile living.

The property has been extended to include a generous kitchen/dining room with modern fittings and integrated appliances, a bright and inviting sitting room with a wood burner, and a separate study with access to the garden.

The main bedroom benefits from an en-suite, while two further bedrooms are serviced by a family bathroom.

Outside, the property boasts a well-maintained rear garden with paved and lawned areas, perfect for outdoor enjoyment, alongside a single garage and block-paved driveway providing off-road parking for two vehicles.

Ideal for those seeking a comfortable family home in a well-served village setting.



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.

Porch

Step into the property via a tiled porch, offering both practicality and style. From here, access the entrance hall or the convenient:

WC

A cloakroom featuring a side window, a modern two-piece suite with a wall-mounted wash hand basin complete with mixer tap and tiled splashback, a low-level WC, radiator, and tiled flooring.

Entrance Hall

The entrance hall features oak wooden flooring, a radiator, and stairs leading to the first floor. A door leads to the:

Sitting Room 6.60m (21'8") x 4.11m (13'6") max

A spacious living area with large front and side windows providing natural light. The room includes an open fireplace with a cast-iron wood burner and a slate-tiled chimney breast. Two radiators and oak wooden flooring are also featured. The room connects to the:

Study 3.09m (10'2") x 1.99m (6'6")

This space includes two skylights, oak wooden flooring, and patio doors that open onto the rear garden.

Kitchen/Dining Room 6.92m (22'8") x 3.27m (10'9")

The kitchen is thoughtfully designed with a range of matching base and eye-level units, complemented by ample worktop space and a stylish breakfast bar. It features a 1.5 bowl sink with a drainer and mixer tap, integrated appliances including a dishwasher, and plumbing for a washing machine. There's also space for a fridge/freezer and a sleek fitted eye-level electric oven with a four-ring gas hob and extractor hood. Dual-aspect windows to the side and rear flood the space with natural light, while a built-in cupboard provides extra storage. The tiled flooring adds a practical yet polished touch.

Landing

The landing features a side window, a built-in cupboard, and loft access. Doors lead to all bedrooms and the bathroom.

Bedroom 1 3.48m (11'5") x 3.25m (10'8") min

The main bedroom includes a rear-facing window, a radiator, and a sliding door leading to:

En-suite

This en-suite includes a three-piece suite with a wall-mounted wash hand basin, a fully tiled shower enclosure with a power shower and glass screen, and a low-level WC. Full-height tiling, a heated towel rail, a rear-facing window, and tiled flooring are also featured.

Bedroom 2 3.37m (11'1") x 3.13m (10'3")

A double bedroom with a front-facing window and radiator.

Bedroom 3 2.99m (9'10") max x 2.14m (7')

A single bedroom with a front-facing window and radiator.

Bathroom

The bathroom includes a three-piece suite with a panelled bath and shower attachment, a pedestal wash hand basin, and a low-level WC. Full-height tiling, a heated towel rail, a rear-facing window and tiled flooring.

Outside

The property features two garden areas. The main garden, accessible from the study, is paved with raised flower and shrub beds and leads to a timber decking area. A pathway winds around a lawned area with a greenhouse, with a gate providing access to the front. The garden also includes an outside tap.

Garage and Drive

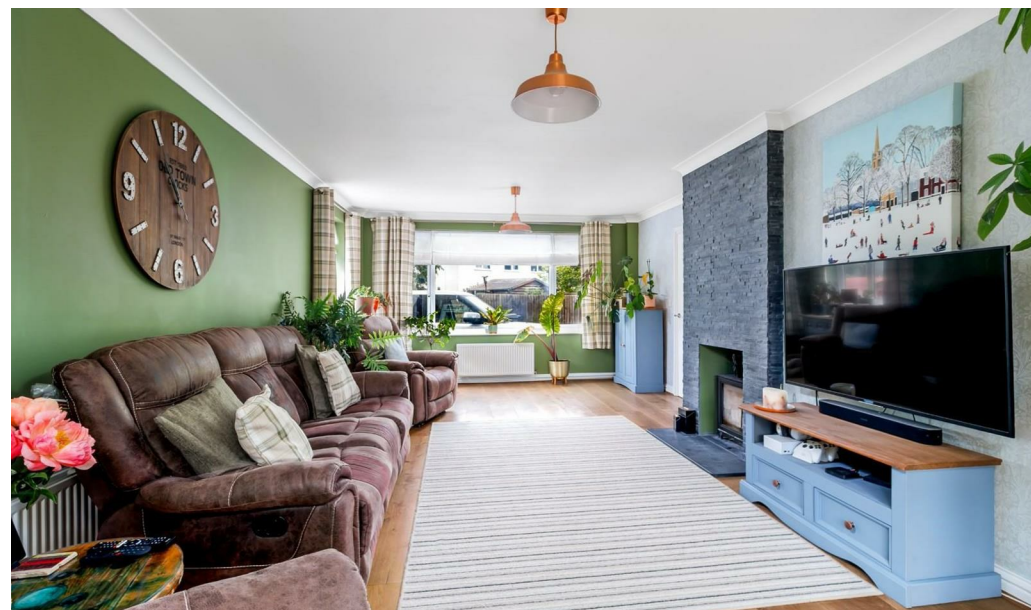
The property includes an attached single garage with power, lighting, and eaves storage. A block-paved driveway offers off-road parking for two vehicles.

Viewings

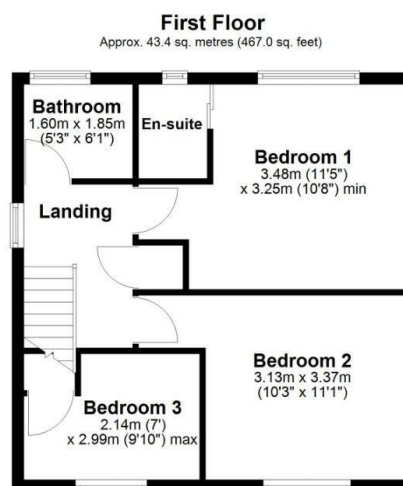
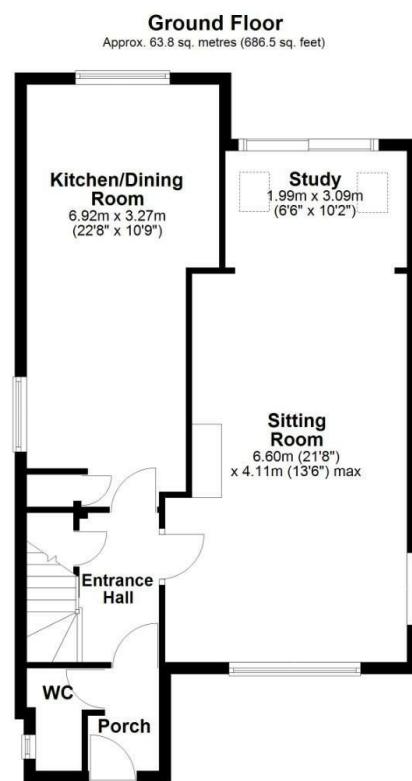
By appointment with the agents.

Special Notes

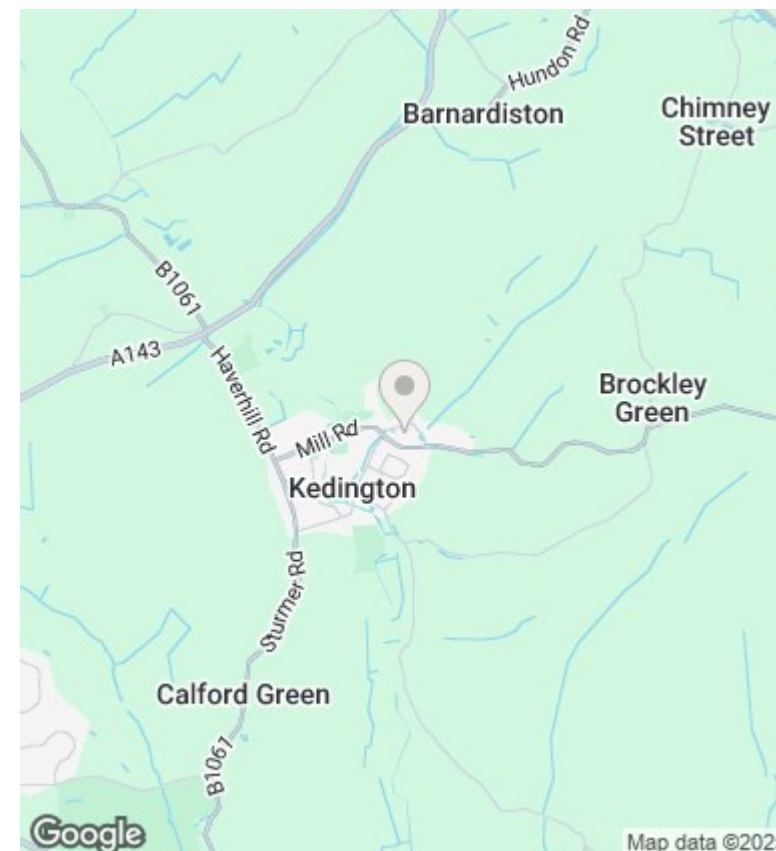
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 107.2 sq. metres (1153.5 sq. feet)



Directions

Viewings

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

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 