



15 Risbridge Drive, Kedington, Suffolk, CB9 7ZE

£495,000

- Four-bedroom detached family home
- Well-served village with amenities
- Double garage with ample storage
- Executive style, modern and spacious
- Stunning kitchen/family room design
- Driveway parking for several cars
- Located in sought-after Kedington
- Generous garden, perfect for families
- Ideal for modern family living

15 Risbridge Drive, Kedington CB9 7ZE

This beautifully presented four-bedroom detached family home is nestled in the highly sought-after village of Kedington, offering the perfect balance of modern living and a welcoming community feel.

Designed with family life in mind, the property boasts a stunning kitchen/dining room, a large sitting room with French doors opening to the garden, a dedicated study space, and a practical utility area to make day-to-day life easier.

Upstairs, the bright landing leads to four well-sized bedrooms, including a spacious master with an en-suite, alongside a stylish family bathroom. The rear garden is a true highlight—an inviting space ideal for entertaining, complete with patio areas, a lawn for family activities, and even a charming "secret garden" to explore.

Additional features include a double garage, ample driveway parking, and a well-maintained front garden, ensuring both practicality and curb appeal. This home truly combines style, space, and functionality, making it an ideal choice for modern family living. Located in a vibrant village with excellent amenities, it's a property that offers a lifestyle as well as a home.



Council Tax Band: E



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

Step into a welcoming entrance hall featuring a double-glazed entrance door and elegant Karndean flooring. A convenient understairs storage cupboard keeps things tidy, while stairs lead seamlessly to the first floor.

WC

A stylish two-piece suite includes a vanity wash hand basin with a mixer tap and tiled splashbacks, a low-level WC, and a heated towel rail. The Karndean flooring adds a polished touch.

Study (3.25m x 1.67m / 10'8" x 5'6")

A bright and functional space with a window to the front, radiator, and Karndean flooring—ideal for working from home.

Sitting Room (6.00m x 3.54m / 19'8" x 11'7")

This spacious sitting room features a cosy open fireplace with a granite hearth, a cast-iron wood burner, and an oak mantle. Flooded with natural light from the front window and French doors leading to the rear garden, it also connects effortlessly to the kitchen/dining room via double doors. Two radiators and Karndean flooring complete this inviting space.

Kitchen/Dining Room (6.10m x 3.47m / 20'0" x 11'4")

The heart of the home—a stunning kitchen/dining area fitted with matching base and eye-level units, granite worktops, and a 1.5 bowl stainless steel sink with a mixer tap. Integrated appliances include a fridge/freezer and dishwasher, a range cooker and extractor hood. Dual-aspect windows to the rear and side, along with French doors to the garden, make this a bright and sociable hub.

Utility Area (2.19m x 1.58m / 7'2" x 5'2")

Perfect for practicality, the utility space features matching units, a stainless steel sink, plumbing for a washing machine, space for a fridge, and direct access to the drive via a door.

First Floor

Landing

A bright, spacious landing leading to all first-floor rooms.

Bedroom 1 (4.64m x 3.61m / 15'3" x 11'10")

A generous main bedroom with a front-facing window, radiator, and access to:

En-suite

This modern en-suite boasts a three-piece suite, including a pedestal wash hand basin with mixer tap, a tiled shower enclosure with a power shower and glass screen, and a low-level WC. Finished to a high standard with tiled splashbacks, a heated towel rail, and a front-facing window.

Bedroom 2 (3.79m max x 3.39m / 12'5" x 11'1")

A spacious bedroom with a rear-facing window, built-in storage cupboard, and radiator.

Bedroom 3 (3.54m max x 2.51m / 11'7" x 8'3")

A comfortable bedroom featuring a front-facing window and radiator.

Bedroom 4 (3.05m x 2.79m max / 10'0" x 9'2")

A fourth bedroom with a rear-facing window and radiator, perfect for a growing family or as a guest room.

Family Bathroom

A thoughtfully designed family bathroom fitted with a three-piece suite, including a panelled bath with an independent electric shower and mixer tap, a vanity wash hand basin with mixer tap, and a low-level WC. Tiled splashbacks, a heated towel rail, and a rear-facing window complete the space.

Outside

Rear Garden

The generous rear garden is perfect for family living and entertaining. A paved patio directly outside the house provides an ideal space for al fresco dining. To the left, discover a charming "secret garden" area laid with paving. A large lawn spans the width of the property, bordered by maturing trees and vibrant flower and shrub displays. A pathway leads to the double garage with a personal door for access. Beyond the garage is another patio and lawn area, currently used as a delightful children's play zone. The garden also benefits from an outdoor tap, lighting, and power sockets.

Front Garden

The front garden is beautifully maintained, featuring a well-kept lawn enclosed by mature hedgerow. A pathway leads to the entrance door, creating a welcoming first impression.

Double Garage and Drive

A double garage sits beside the property, equipped with two double hinged doors, power, lighting, and additional storage space in the eaves. A personal door provides direct access to the garden. The private tarmac driveway offers ample off-road parking for several vehicles, making it ideal for a busy family.

This stunning home truly combines style, space, and practicality, making it a perfect choice for modern family living.

Viewings

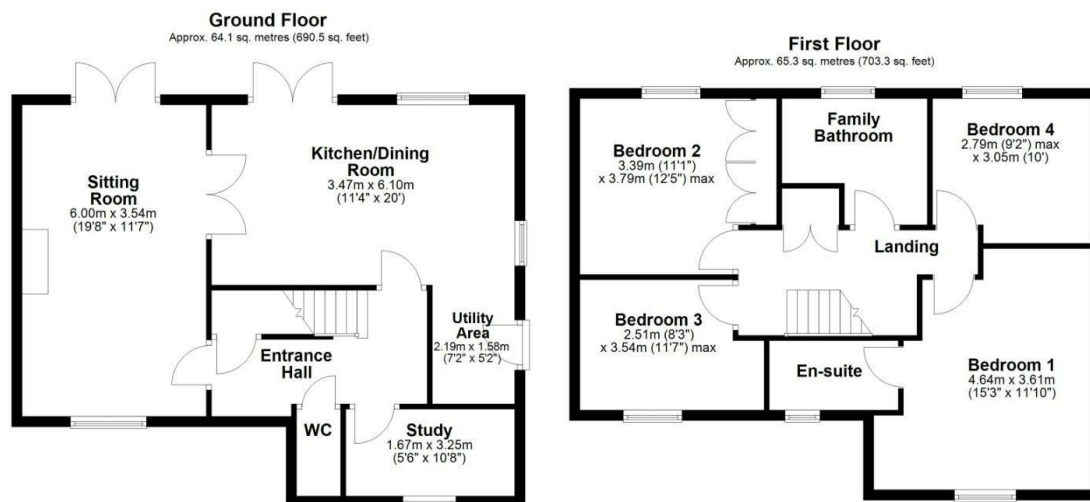
By appointment with the agents.

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. 129.5 sq. metres (1393.7 sq. feet)

Viewings

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

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