



JAMIE WARNER
— ESTATE AGENTS —



Bramley, Rectory Road, Kedington, Haverhill, CB9 7QL

£375,000

- Detached three-bedroom bungalow
- Large kitchen/dining room
- Driveway parking for two cars
- Central village location
- Lovely private rear garden
- Double glazing & gas central heating
- Spacious sitting room
- Broad paved entertaining patio
- Sold with no onward chain

Rectory Road, Haverhill CB9 7QL

SPACIOUS DETACHED BUNGALOW IN THE HEART OF KEDINGTON — CHAIN FREE

Tucked away in the centre of the highly regarded and well-served village of Kedington, this detached three-bedroom bungalow offers a wonderful balance of space, comfort and convenience. The generous layout includes a welcoming sitting room, a large kitchen/dining room perfect for family meals or entertaining friends, and three well-proportioned bedrooms. Outside, a beautifully private rear garden provides an ideal spot to relax or entertain, while driveway parking to the front makes day-to-day living easy. Offered with no onward chain, this home is ready for a smooth and stress-free move.



Council Tax Band: D



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

Welcoming entrance with radiator and doorway leading to the main living spaces.

Sitting Room — 4.92m (16'2") x 3.20m (10'6")

A comfortable, light-filled living room featuring a stylish living flame effect electric fireplace set within a stone surround. French doors open directly to the rear garden, creating a seamless indoor-outdoor feel.

Kitchen/Diner — 2.12m (7') x 1.87m (6'2")

Practical and well-planned kitchen fitted with a matching range of base and eye-level units. Includes a ceramic sink with mixer tap, plumbing for a washing machine, space for a tumble dryer and plenty of worktop space. Tiled

splashbacks and flooring keep the space fresh and easy to maintain — perfect for everyday cooking and casual dining.

Bedroom 1 — 3.45m (11'4") x 3.20m (10'6")

A generously sized double bedroom with a charming box window to the front and a warm, welcoming feel.

Bedroom 2 — 3.14m (10'4") x 2.84m (9'4")

Another comfortable double bedroom with front aspect window and triple fitted wardrobes.

Bedroom 3

A bright and versatile room with windows to the rear and side, filling the space with natural light — ideal as a guest room, child's bedroom or home office.

Shower Room

Modern three-piece suite with a generous double shower enclosure and fitted power shower, glass screen, pedestal wash hand basin and low-level WC. Heated towel rail, tiled splashbacks and flooring add a clean, contemporary finish.

Outside

The front of the property is neatly presented and laid with block paving, providing side-by-side parking for two vehicles with ease. A side gate from the patio gives practical access between the front and rear.

To the rear, a broad paved patio — accessed directly from both the kitchen and sitting room — creates an ideal space for outdoor dining and summer entertaining. The patio is partly enclosed by an attractive flint wall on one side and leads down via steps to a well-kept lawn bordered by mature shrubs and colourful planting, all enclosed by timber fencing for privacy. A timber shed sits at the far end of the garden, providing handy storage and completing this private outdoor space.

Special Notes

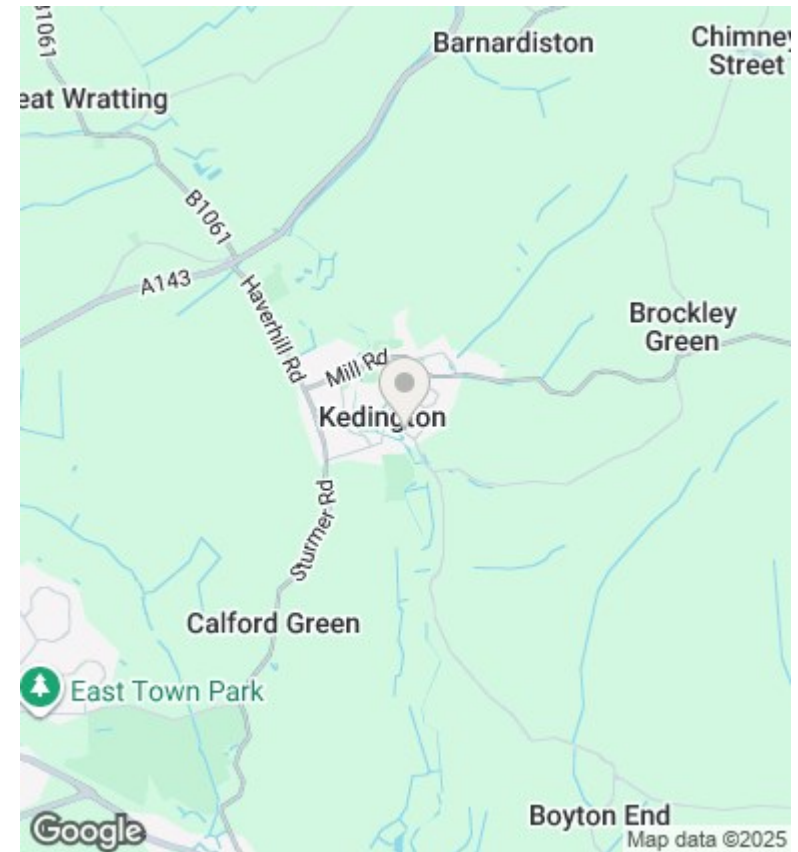
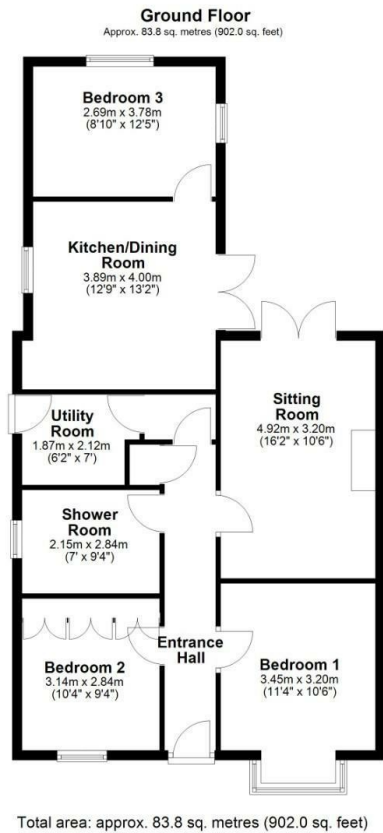
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering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

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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	