



## Station Road

Kennett, Newmarket, Cambridgeshire, CB7 7QF

Guide Price £449,995

Discover this stunning four-bedroom detached family home in the heart of Kennett. This newly built property boasts ample space for family life, with an impressive kitchen/dining area, a welcoming living room, and four generously sized bedrooms, ensuring every family member has their own retreat. The thoughtful layout and contemporary design make this home a truly inviting space for both relaxation and entertainment.





# Property Features

- Luxurious four-bedroom detached family home
- Driveway accommodating 2+ cars and a garage for ample parking
- Expansive Kitchen/Dining Room with double doors leading to the garden
- Four well-proportioned bedrooms, including a master suite with en suite bathroom
- Generous rear garden featuring both patio and lawn areas
- Conveniently located within walking distance to Kennett train station
- Perfect for commuters with easy access to A11 & A14 and links to Ipswich & Cambridge
- Brand new build home, incentives available and guarantees as standard (10-year NHBC)

## FULL DESCRIPTION

Nestled in a popular location, this home offers unparalleled convenience for commuters, with the nearby Kennett train station providing easy access to Ipswich and Cambridge. The proximity to major roadways, including the A11 and A14, ensures that everything you need is within a short drive. The surrounding area is rich with local amenities, creating a perfect balance of country living and urban convenience.

Step into a welcoming entrance hall leading to a well-designed layout featuring a convenient WC, a spacious living room, a study for your work-from-home needs, and an expansive kitchen/dining room. The kitchen is perfect for family gatherings, with double doors opening onto the rear garden, seamlessly blending indoor and outdoor living.

The first-floor hosts four well-proportioned bedrooms, allowing for flexible use of space. The master bedroom comes complete with an en suite bathroom, providing a private sanctuary, while the family bathroom serves the other three bedrooms, ensuring comfort for all.

The exterior boasts a well-proportioned rear garden, featuring both patio and lawn areas, ideal for outdoor entertaining and family play. The garden is bordered by panel fencing, offering privacy and security, with easy access to the driveway and garage

This property falls within an excellent school catchment area, making it an ideal choice for families looking to settle in a community-oriented environment

## MEASUREMENTS:

Kitchen/Dining area - 4.44m (max) x 5.88m (14'7" (max) x 19'3")

Living room - 3.30m (max) x 5.19m (max) (10'10" (max) x 17'0" (max))

Study - 2.32m x 2.80m (7'7" x 9'2")

Cloakroom - 1.07m x 1.85m (3'6" x 6'1")

Bedroom 1 - 3.36m x 3.89m (max) (11'0" x 12'9" (max))

Bedroom 1 en suite - 2.61m x 1.50m (8'7" x 4'11")

Bedroom 2 - 3.16m x 3.36m (10'4" x 11'0")

Bedroom 3 - 2.70m (max) x 3.01m (8'10" (max) x 9'10")

Bedroom 4 - 2.39m x 3.14m (7'10" x 10'4")

Bathroom - 1.93m x 2.11m (6'4" x 6'11")

Tenure: Freehold

Local Authority: East Cambridgeshire

Council Tax Band: TBC

Services: Mains Electric & Water (Heating-Energy Source Heat Pump + Added benefit of solar panels for energy efficient living)

Estate management charge - £90 PA

\*ADDITIONAL INCENTIVES MAY BE APPLIED, PLEASE CONTACT US FOR FURTHER INFORMATION\*



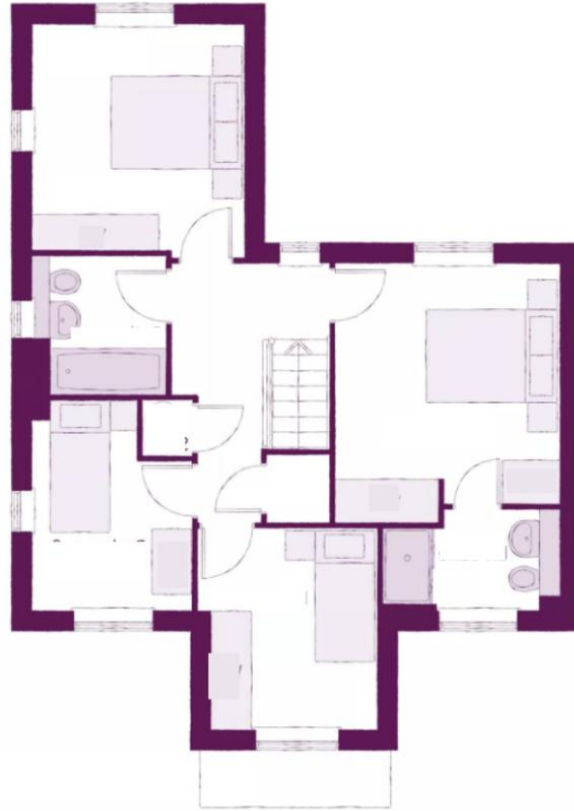
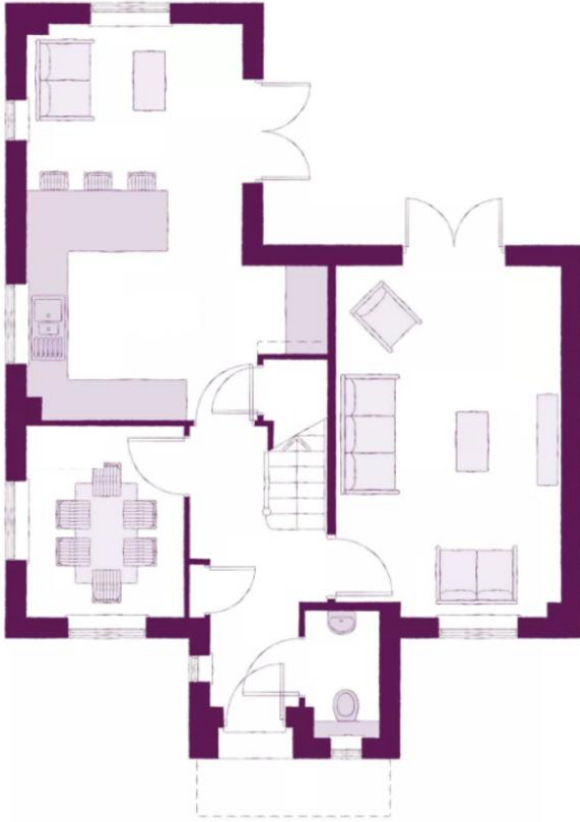






## Ground Floor

## First Floor



Jackson & Co Bury St  
Edmunds

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements