



## Kennett

Cambridgeshire, CB8 7QF

Guide Price £319,995

Welcome to this new build, end of terrace property. With sleek and stylish designs throughout, this property benefits from three spacious bedrooms, including a master bedroom with en suite. Family bathroom, kitchen/dining area, with double doors leading to a lovely garden, WC and two parking spaces.

Located in the sought-after village of Kennett, the property is ideally situated for commuters, with easy access to the A11 and A14, plus a train station just a short walk away, providing direct links to both Ipswich and Cambridge. Enjoy the tranquility of country living while being conveniently connected to urban amenities.



# Property Features

- Spacious three-bedroom semi-detached property
- Convenient parking for two cars, equipped with electric car chargers.
- Well appointed kitchen/dining room with double doors that seamlessly lead to the garden.
- Good-sized rear garden featuring a patio area and lush lawn, ideal for entertaining.
- Located within walking distance to Kennett train station for easy commuting.
- Set in a popular location with quick access to A11 & A14, making travel a breeze.

## Full Description

As you enter the inviting home, the ground floor welcomes you with an entrance hall that leads to a convenient WC and a well-appointed living room, perfect for relaxation. The heart of the home is undoubtedly the well appointed Kitchen/Dining Room, designed for modern living, where family meals and social gatherings can flourish. The double doors not only flood the space with light but also connect you to the good-sized rear garden, making indoor-outdoor living a breeze

Venturing to the first floor, you will discover three generously sized double bedrooms, each offering ample space and natural light. The family bathroom caters to the needs of the

household, while the master bedroom boasts an en suite, providing a private retreat for relaxation. Each bedroom is designed with stylish finishes, making them both functional and aesthetically pleasing

Externally, the property features a well-proportioned rear garden, perfect for outdoor living. The space includes a patio area for alfresco dining and a lawn for children to play or for gardening enthusiasts to cultivate their green thumb. The garden is bordered by panelled fencing, ensuring privacy and security, with easy access to your parking for two vehicles, complete with electric car chargers

The location is significant, situated in a tranquil village setting yet close to essential transport links. The Kennett train station is within walking distance, making it ideal for commuters or those who enjoy the country lifestyle while needing to travel to nearby towns and cities. Families will appreciate the proximity to local schools and amenities, ensuring a well-rounded living experience

### MEASUREMENTS:

Kitchen and dining area - 4.78m (max) x 3.45m (max) (15'8" (max) x 11'4" (max))

Living room - 3.68m (max) x 5.14m (max) (12'1" (max) x 16'10" (max))

Cloakroom - 1.01m x 1.66m (3'4" x 5'5")

Bedroom 1 - 3.29m x 3.34m (max) (10'10" x 11'0" (max))

Bedroom 1 en suite - 1.40m x 2.43m (4'7" x 8'0")

Bedroom 2 - 2.52m x 3.09m (8'3" x 10'2")

Bedroom 3 - 2.17m x 2.04m (7'1" x 6'8")

Bathroom - 2.52m x 1.97m (8'3" x 6'5")



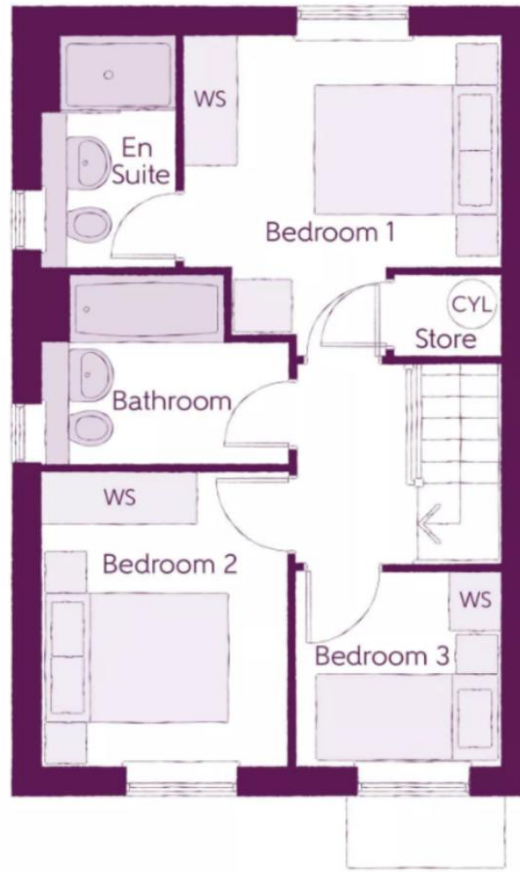




## Ground Floor



## First Floor



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\***

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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