



Station Road

Kennett, Cambridgeshire, CB8 7QF

From £464,995

New Build, four bedroom detached home with a thoughtfully designed layout, every detail has been carefully crafted to support everyday life while offering convenience of living in a well-connected location, with easy major trunk road and public transport links.



Property Features

- Well proportioned, detached family home
- Conveniently located within walking distance to Kennett train station
- Driveway accommodating 2+ cars and a garage for ample parking
- Perfect for commuters with easy access to A11 & A14 and links to Ipswich & Cambridge
- Expansive Kitchen/Dining Room with double doors leading to the garden
- Brand new build home, incentives available and guarantees as standard (10-year NHBC)
- En suite to master bedroom
- DECEMBER COMPLETION - RESERVE TODAY!
- Inviting living room with double doors that open onto the garden
- AVAILABLE INCENTIVES

FULL DESCRIPTION

Step inside through the welcoming entrance hallway, where you're greeted by a modern cloakroom and a practical under-stairs storage cupboard, perfect for keeping things neat and organised. At the heart of the home lies a beautifully designed open-plan kitchen and dining area. This versatile space forms the true social hub, ideal for family mealtimes, entertaining friends, or weekend baking sessions. French doors open directly onto the private rear garden, allowing natural light to flood in and creating a lovely indoor-outdoor flow - perfect for summer BBQs or a quiet morning coffee in the sunshine. The kitchen itself features a U-shaped design with integrated appliances and generous workspace, providing everything the modern cook could need. To the front of the home, a dual-aspect living room spans the full depth of the property, filled with light from large windows and a second set of French doors to the garden - blending comfort with a sense of openness and airiness. A separate study completes the ground floor, offering welcome flexibility for home working, reading, or as a cosy playroom for little ones.

Upstairs, four well-proportioned bedrooms provide space for family, guests, and hobbies. The principal bedroom is a peaceful retreat, complete with a private en-suite shower room. Two further generous doubles and a comfortable single bedroom ensure there's room for everyone. A stylish family bathroom serves the remaining bedrooms, while a handy storage cupboard on the landing keeps everyday essentials neatly tucked away.

The French doors from both the kitchen and living room open onto a private rear garden, designed for relaxation and outdoor enjoyment. Whether hosting summer gatherings, gardening, or simply unwinding in the sunshine, this outdoor space is an extension of the home itself. - To the front, the property's attractive façade and well-planned landscaping create a welcoming first impression, while driveway and garage parking adds everyday convenience.

MEASUREMENTS:

Kitchen and dining area - 6.09m x 2.86m (20'0" x 9'4")

Living room - 3.00m x 6.09m (9'10" x 20'0")

Study - 3.16m (max) x 2.01m (max) (10'4" (max) x 6'7" (max))

Cloakroom - 1.89m x 1.48m (6'2" x 4'10")

Bedroom 1 - 5.37m (max) x 2.92m (17'7" (max) x 9'7")

Bedroom 1 en suite - 2.25m x 1.64m (7'5" x 5'5")

Bedroom 2 - 3.70m x 3.08m (12'2" x 10'1")

Bedroom 3 - 2.71m x 2.92m (8'11" x 9'7")

Bedroom 4 - 3.16m (max) x 2.88m (max) (10'4" (max) x 9'5" (max))

Bathroom - 2.20m x 1.98m (7'3" x 6'6")

****COMPLETION DECEMBER 2025 – 80 % COMPLETE – RESERVE TODAY!
ADDITIONAL INCENTIVES AVAILABLE, ENQUIRE FOR FURTHER DETAILS****

Tenure: Freehold

Local Authority: East Cambridgeshire

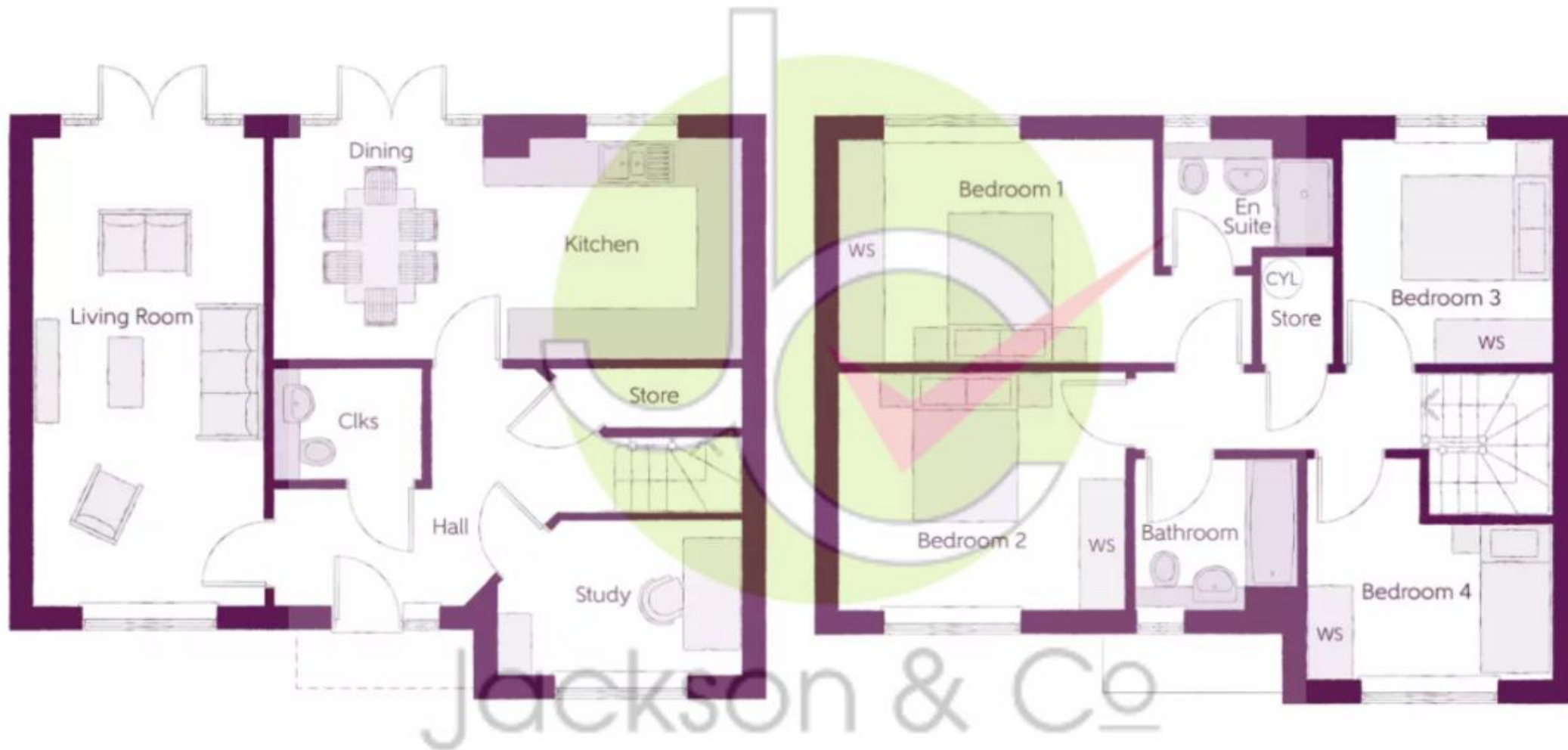
Council Tax Band: TBC

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

Estate management charge - £90 PA







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