



Rectory Road, Haverhill, CB9 7QL

CHEFFINS

Rectory Road

Kedington, Haverhill,
CB9 7QL

A beautiful detached period home located in a picturesque setting in the well served village of Kedington. The property enjoys a plot of approx. 2 acres consisting of lawns, secluded wooded area, an outside office and beautiful scenery. Available 1st September 2024.

- Three / Four Bedrooms
- Vaulted Sitting Room
- Gardening Service Included
- EPC Rating D
- Council Tax Band F
- Minimum 12 Month Tenancy

3 2 3

£2,250 PCM





GROUND FLOOR

Entrance Hall

Two windows to side, built-in boiler cupboard housing floor mounted gas boiler & a water softener, utility cupboard with plumbing for a washing machine and space for a tumble dryer

Shower Room

Fitted with three piece suite comprising of a tiled shower enclosure with fitted shower over and glass screen, corner wash hand basin with mixer tap and tiled splashbacks, and low-level WC, window to side

Living Room / Bedroom 4

Window to side, window to rear, vaulted ceiling, French doors leading onto a paved terrace

Dining Area

Two windows to side, feature inglenook fireplace with cast-iron wood burner with glass door, French doors leading onto the paved terrace, stairs lead to the first floor.

Kitchen

A bespoke fitted kitchen with a matching range of Maple base and eye level units with granite worktop space over, 1+1/2 bowl sink unit with mixer tap, integrated dishwasher, Falcon range cooker with 5 rings and 3 ovens with contemporary extractor hood over, fridge/freezer, window to rear, window to side

Rear Hall

Door to garden, steps leading to:

Sitting Room

Two windows to rear, window to side, two windows to front, vaulted ceiling, French doors to garden and second patio area.

FIRST FLOOR

Bedroom 1

Window to rear, window to side

Bedroom 2

Triple aspect with windows to sides and front, built in double cupboard housing water cylinder.

Bedroom 3

Window to side, fitted wardrobe with hanging rail

Bathroom

Fitted with three piece suite comprising panelled bath with telephone style mixer tap, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, window to side

OUTSIDE

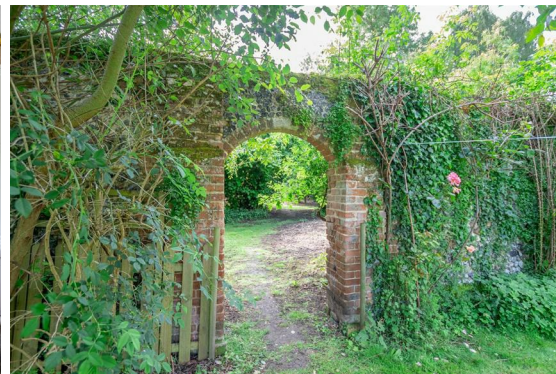
The property is accessed via double gates leading onto a shingled drive providing ample parking for several vehicles, an over-sized single garage which has power and light connected provides further parking. The main of the garden is laid to lawn and is planted with a number of attractive flower and shrub display beds along with mature trees and views to the River Stour. The garden is enclosed in main by a high, brick and flint wall with an archway leading into a peaceful wooded area and sympathetic wild garden. Grassed pathways meander through the area and lead to a purpose built tennis court and the outside office.

Outside Office

Power, light and climate control are all connected

Lettings Agents Notes

For more information on this property please refer to the Material Information brochure on our Website





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£2,250 PCM
Council Tax Band - F
Local Authority - West Suffolk



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.