



Westward Deals, Kedington

Guide Price £325,000

LEE WILKINSON

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Lee Wilkinson Estate Agents are pleased to offer for sale this deceptively large four bedroom family home in the popular and well regarded village of Kedington. The property has a pleasant outlook from the front overlooking a communal green space, and is close to local amenities, including village stores, takeaway restaurant, public house and Kedington primary school. Inside there are four large bedrooms, great kitchen/diner, which in turn leads to a lovely garden room, and a spacious sitting room with multi-fuel stove. To the rear of the property is a lovely garden, designed for entertaining and relaxing, with a large decked patio area, as well as a separate seating area, perfect for outdoor dining. There is a gate to the rear of the garden which leads to the garage and parking area. Kedington is well placed for commuters, with Cambridge, Haverhill and Saffron Walden all close by.

Property Ref; LW0712





Part glazed entrance door with glass side panels, set under an overhang storm porch, and leading into;

Entrance Hall

Wood flooring, and wood panelled walls. Stairs to first floor with small understairs storage area. Opening through to;

Sitting Room

5.19mmaxx4.66m max (17'0" x 15'3")

A spacious and bright room. Chimney with multi-fuel stove inset and set on stone hearth. Large window to front aspect.





Cloakroom

2.34mx0.8m(7'8" x 2'7")

W/C and cloakroom hand basin, set into vanity unit with storage cupboard under. Wood panelled walls.

Kitchen/Diner

3.81mx6.74m(12'6" x 22'1")

Another large, family orientated room. The kitchen area is fitted with numerous full height, wall and base units with complimentary worksurface over, stainless steel splashback behind, and 1½ bowl sink and drainer inset with mixer tap over. Double eye-level oven and integral microwave, and separate four ring hob with extractor over. Central island, as well as breakfast bar seating area. Space and plumbing for both dishwasher and washing machine. The remainder of the room provides space for a large family dining table. Tiled floor throughout and part tiled walls. Window and sliding doors into the garden room.

Garden Room

2.49mx7.06m(8'2" x 23'1")

Fitted with some wall mounted storage cupboards, with space for appliances under. Wood effect floor. Two large windows to the rear aspect and double doors leading onto the rear garden decked patio area, creating a very usable, social space.

1st Floor

Landing

Low level, wood panelled effect walls. Doors through to;

Bedroom 1

3.9mx3.61m(12'9" x 11'10")

Window to rear aspect. Wood flooring.





Bedroom 2

4.15mmaxx3.33m max (13'7" x 10'11")

Cupboard housing the hot water tank and boiler. Wood floor and window to rear aspect.
Wood flooring and window to front aspect.

Bedroom 3

4.15mmaxx3.35m max (13'7" x 10'11")

Fitted with a range of built in cupboards, shelving and wardrobes. Wood panelled walls and wooden floor. Window to front aspect with views over communal green space.



Bedroom 4

3.95mmaxx3.08m max (12'11" x 10'1")

Wood floor and window to rear aspect.

Bathroom

2.03mx2.09m (6'7" x 6'10")

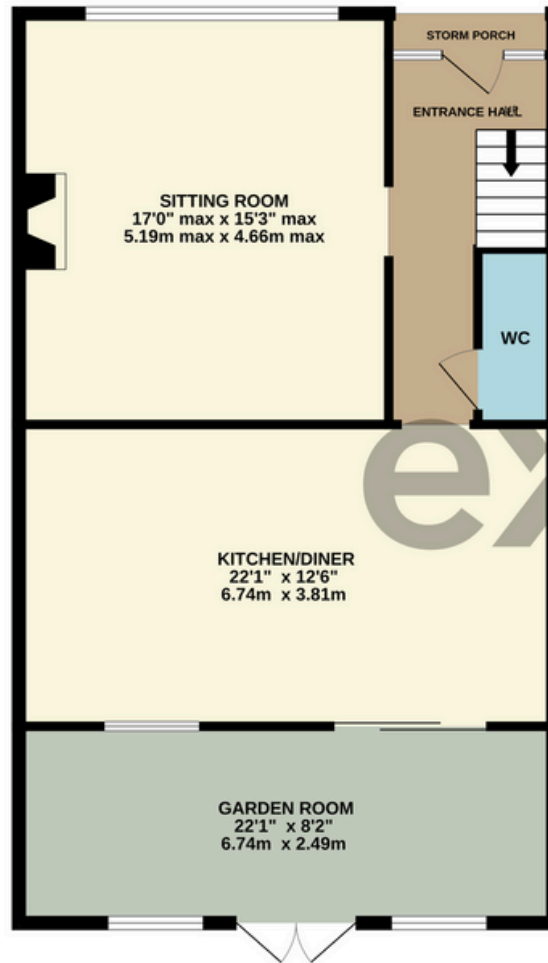
Three piece suite comprising W/C, pedestal wash basin, and panelled shower bath, with curved glass screen and thermostatic shower over. Heated towel rail and tiled walls.



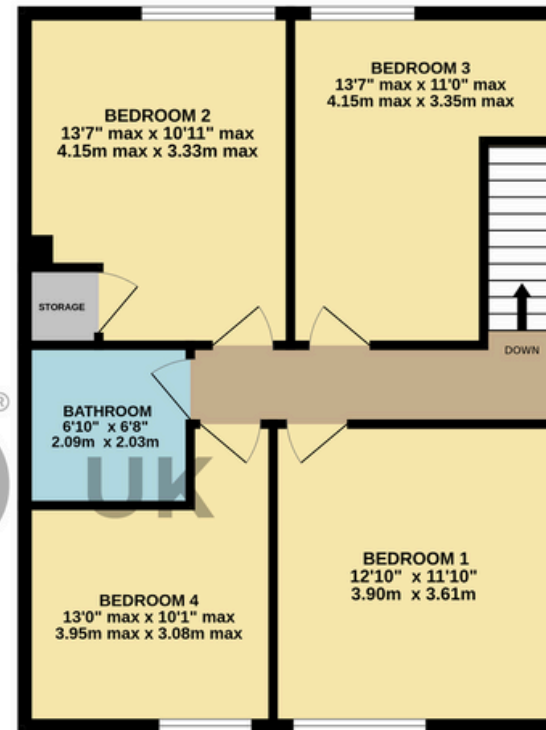
Outside

To the front of the property, the garden is laid to lawn, with low level picket style fencing surrounding, and path leading to the front door. The rear garden benefits from a large decked wooden patio area ideal for entertaining, with the remainder of the garden being laid to both shingle and lawn. Paved path leading to the rear gate, which in turn leads to the garage and parking area. The garden is enclosed by wooden fencing.

GROUND FLOOR
826 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR
652 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 1478 sq.ft. (137.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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