



**37 School Road
Kedington, Suffolk**

**DAVID
BURR**



37 School Road, Kedington, Haverhill, Suffolk CB9 7NG

Kedington is a popular village located to the west of Clare approximately 4 miles, with easy access to Haverhill and Cambridge beyond (20 miles). The village has a number of facilities including shops, pubs and a school and is surrounded in part by open countryside.

A spacious three bedroom detached, beautifully presented home within a tranquil riverside setting. The property is set amongst the most idyllic gardens having seen the benefit of an extensive renovation programme'

A spacious three bedroom detached beautifully presented property within a tranquil riverside setting, having seen the benefit of an extensive renovation programme.

Entrance into:

HALLWAY: Entrance via porch into hallway with stripwood flooring, staircase to the first floor and rooms off.

SITTING ROOM: A charming reception room with feature wall, log burning stove inset on a marble hearth, outlook to the front aspect and pocket doors through to the Breakfast Room.

KITCHEN/BREAKFAST ROOM: Comprehensively fitted with a range of wall and base units under granite worktop with stainless steel sink inset. Space for a range-style cooker, fridge/freezer, washing machine with views across the rear gardens, sliding doors leading outside and plenty of space for a table and chairs. A swing door leads through to the:

SHOWER ROOM: With tiled shower cubicle, WC, heated towel rail and vanity sink unit.

First Floor

LANDING: With outlook to the side, access to the airing cupboard and rooms off.

MASTER BEDROOM: A double bedroom with strip wood flooring and outlook to the front.

BEDROOM 2: A further spacious double bedroom with outlook to the rear.

BEDROOM 3: With outlook to the front.

FAMILY BATHROOM: Stylishly fitted with panel bath with shower attachment over, vanity sink unit, WC and extensively tiled walls and flooring.

Outside

The property is approached via a driveway providing parking and turning for multiple vehicles leading to the **GARAGE** with light and power connected. The generous front gardens enjoy an area of traditional lawn with mature borders and gates lead through to the rear with a raised gravelled seating area with paved terrace and steps down to an area of traditional lawn with a range of mature trees and flower bed borders, leading down to a stunning area adjacent the river with a range of idyllic seating areas and enjoying a variety of wildlife.

SERVICES: Main water and drainage. Main electricity connected. Gas-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band D. A copy of the energy performance certificate is available on request.

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LOCAL AUTHORITY: West Suffolk District Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. 01284 763233

COUNCIL TAX BAND: D. £2,173.29 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

Phone Signal: Yes. Provider: Signal is limited with all providers.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

FLYING FREEHOLD: None..

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

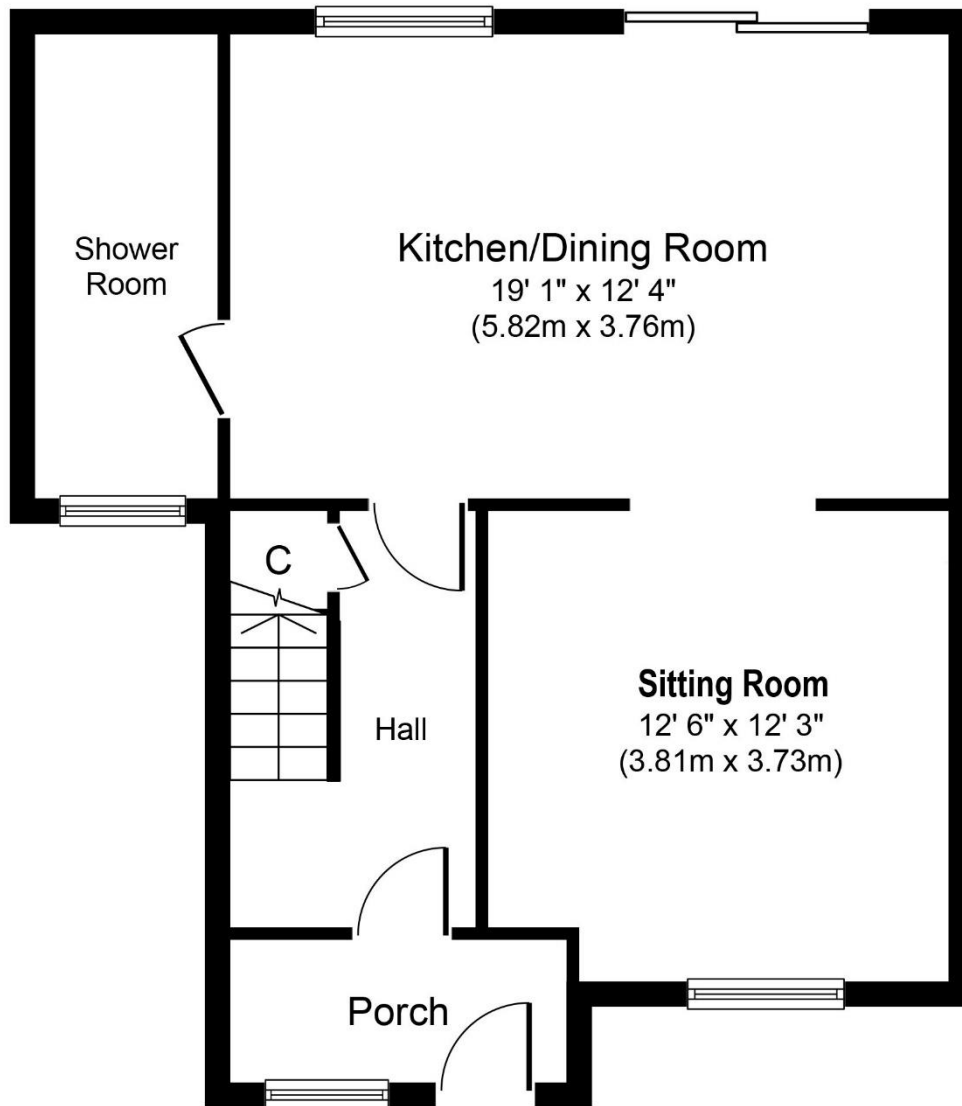
FLOOD RISK: None known.

ACCESSABILITY ADAPTIONS: None.

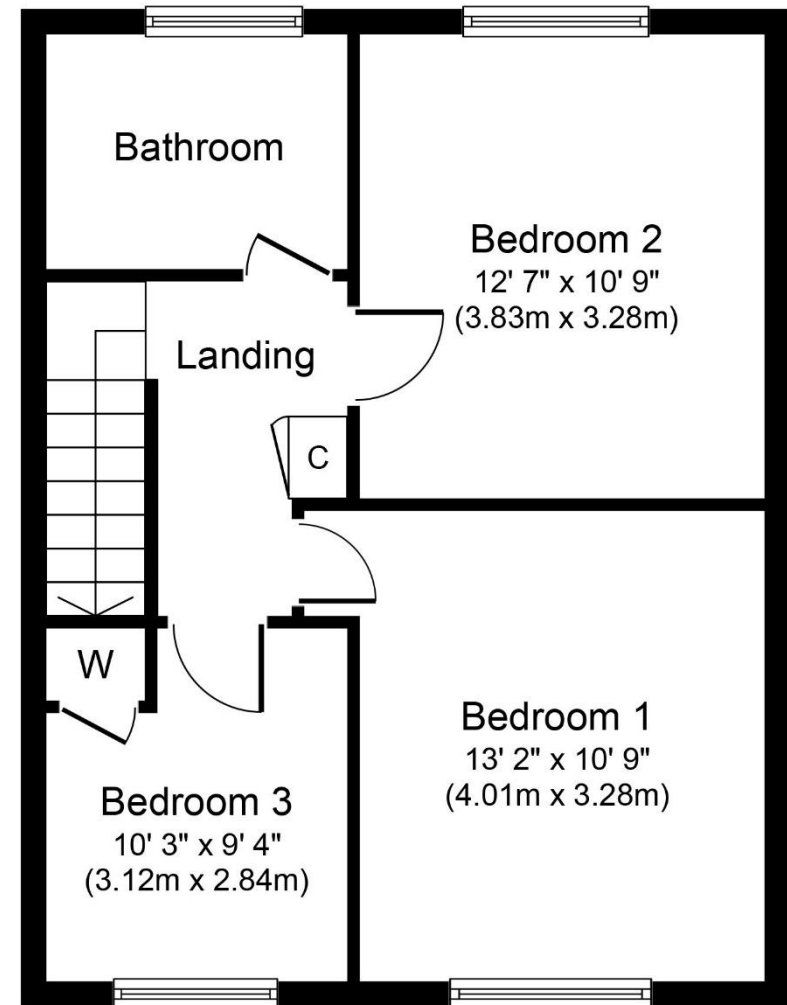
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
569 sq. ft.
(52.8 sq. m.)



First Floor
Approximate Floor Area
481 sq. ft.
(44.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

