



**27 Mill Road
Kedington, Suffolk**

**DAVID
BURR**



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 detached, spacious and well presented three/four bedroom family home situated on a small popular residential development within walking distance of the village amenities, school and play facilities. The property enjoys low maintenance landscaped gardens, off-road parking and single garage.

A detached three/four bedroom family home within walking distance of the amenities with low maintenance landscaped gardens, off-road parking and garage.

Entrance into:

ENTRANCE HALL: With stairs rising to the first floor.

SITTING ROOM: A welcoming reception room with feature fireplace, outlook to the front and French doors to the:

GARDEN ROOM: With tiled floor and French doors leading out to the garden.

KITCHEN/BREAKFAST ROOM: Extensively fitted with a range of wall and base units under worktop with stainless steel sink and drainer inset. Integrated appliances include a NEFF double oven with five ring gas hob and extractor hood over. Space and plumbing for a dishwasher, washing machine, fridge/freezer and understairs storage cupboard. Plenty of space for dining table and chairs. Door to rear and door to:

DINING ROOM: With window to the front aspect.

CLOAKROOM: Comprising WC and wash hand basin.

First Floor

LANDING: With airing cupboard and rooms off:

BEDROOM 1: A double room with views to the front and rear. **En-Suite:** Comprising panel bath with shower over, WC and wash hand basin.

BEDROOM 2: Another double room with views to the front aspect.

BEDROOM 3: With window to the rear.

FAMILY BATHROOM: Integrated bathroom suite comprising panel bath with shower over, WC and wash basin.

Outside

The property enjoys off-road parking space to the side of the property and a **GARAGE** with light and power connected. A gate leads to the low maintenance rear garden with established beds and borders with a mixture of mature shrubs, trees and dining terrace with personal door to the garage.

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 TBC. A copy of the energy performance certificate is available on request.

27 Mill Road, Kedington, Sudbury, Suffolk CB9 7NW

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

COUNCIL TAX BAND: D. £2,139.61 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.

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/>.

SUBSIDENCE HISTORY: None.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS:

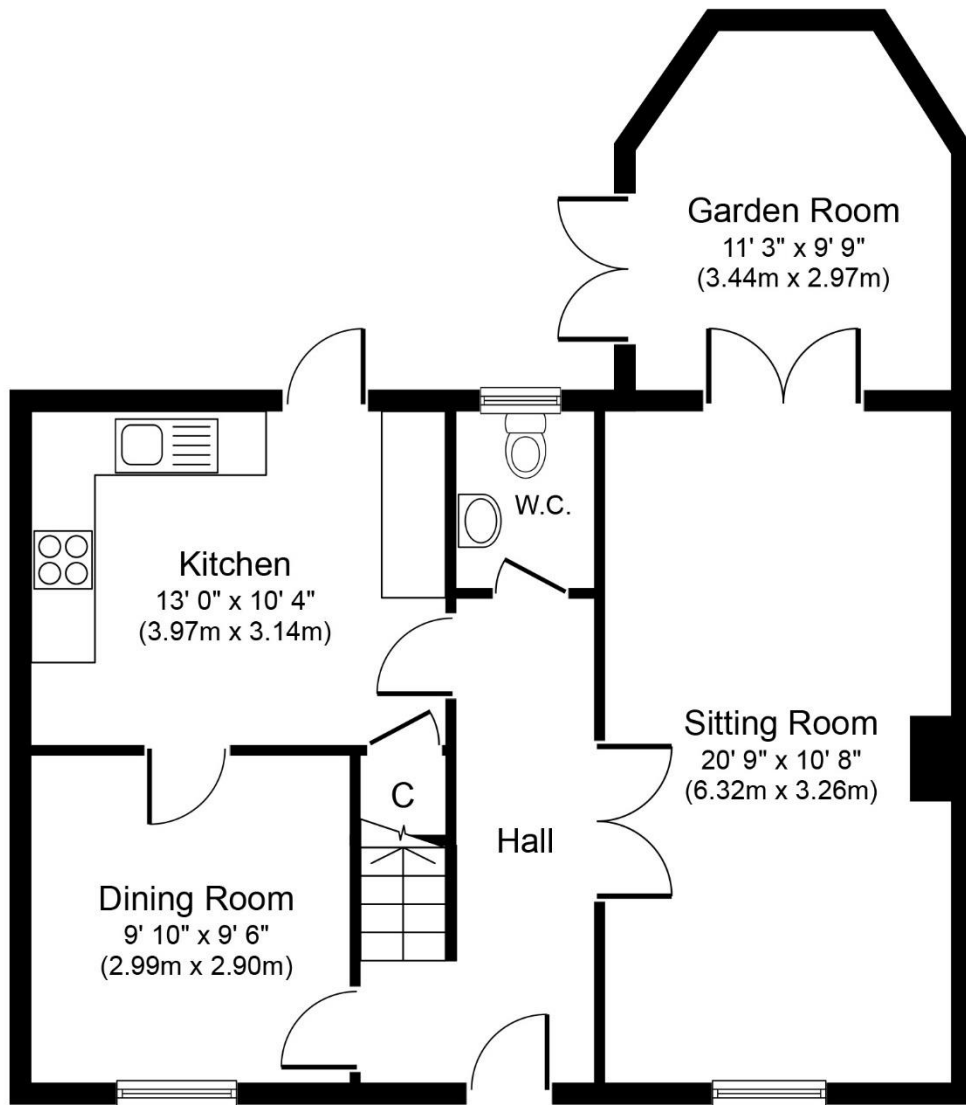
FLOOD RISK: None.

ACCESSABILITY ADAPTIONS: None.

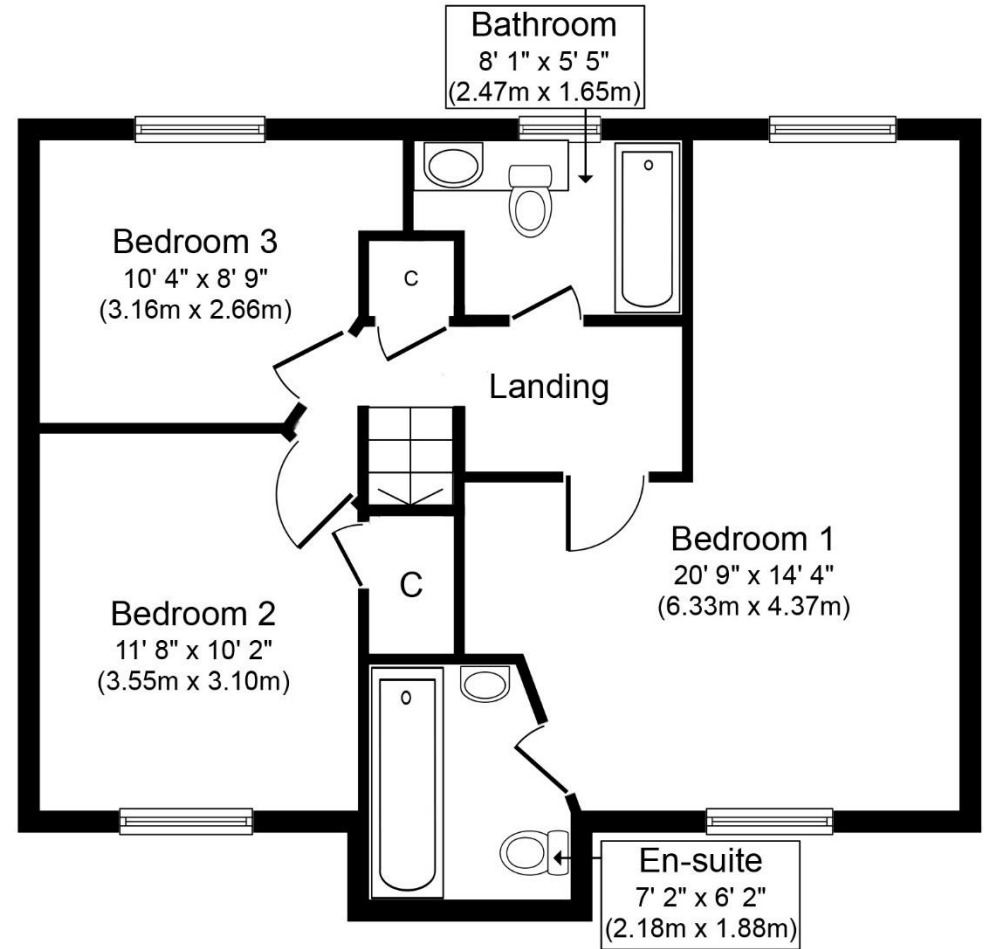
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
689 sq. ft.
(64.0 sq. m.)



First Floor
Approximate Floor Area
603 sq.ft.
(56.0 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.

