

DAVID
BURR

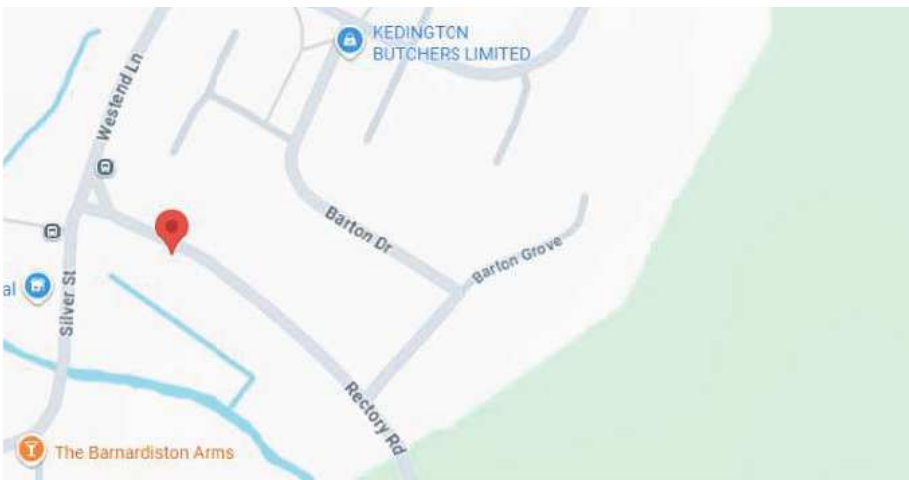


13 Barton Drive
Kedington, Suffolk

13 Barton Drive

Kedington, Haverhill, Suffolk

A generous and well presented two bedroom semi-detached bungalow situated in a quiet location in this sought after Suffolk village within walking distance of excellent schooling and a range of amenities.



- Generous and well presented semi-detached bungalow
- Off-road parking for multiple vehicles
- Garage
- Gardens
- Quiet sought after Suffolk village location
- Within walking distance of amenities
- Recently renovated
- Further scope for improvement/extension (subject to the necessary planning consents)

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INTERIOR

Entrance via HALLWAY with solid flooring, storage cupboard and access to the roof space and doors to SITTING ROOM a generous reception room with a log burning stove set within a tiled hearth and sliding patio doors leading to the CONSERVATORY with light, power and heating connected. French doors lead out to the garden. KITCHEN/BREAKFAST ROOM comprehensively fitted with a range of soft closing wall and base units under worktop with a 1.5 bowl ceramic sink inset. Integrated appliances include an electric double oven, four ring induction hob, slimline dishwasher, fridge/freezer and washing machine. Breakfast bar, LVP flooring and door to the garden. BEDROOM 1 a generous double bedroom with a range of fitted wardrobes and a large storage cupboard, fitted shelving and outlook to the front. BEDROOM 2 another generous bedroom with wardrobes and overhead storage and outlook to the front. BATHROOM comprising panelled bath with shower over, vanity sink unit, WC, heated towel rail and extensively tiled walls and flooring.

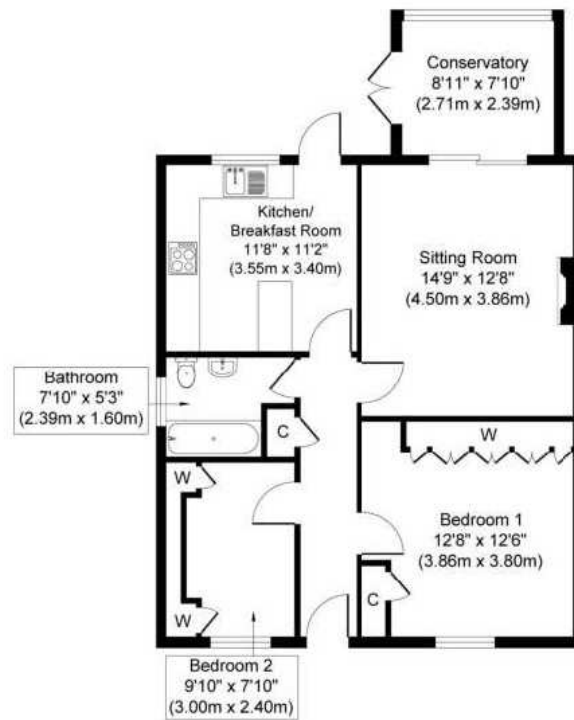
Agent's Note: Refurbishment includes new soakaway, re-wiring and the installation of a new combination boiler etc.



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Floorplan



Ground Floor
Approximate Floor Area
740 sq. ft
(68.77 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.

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Kedington, Suffolk

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.



Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Gas-fired heating. NOTE: None of these services have been tested by the agent.

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

COUNCIL TAX BAND: B. £1,744.56 per annum.

PROPERTY POSTCODE: CB9 7PS

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):
Broadband: Yes. Speed up to 1000 mpbs download, up to 1000 mpbs upload. Telephone Signal: Yes.

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 telephone services by visiting <https://checker.ofcom.org.uk/>

SUBSIDENCE HISTORY: None known. .

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:
None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract

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