



St. Marys Road, Kentford
Newmarket, CB8 7FY
Guide Price £310,000

St. Marys Road, Kentford, Newmarket, CB8 7FY

A beautifully presented and updated modern three bedroom end terrace property standing at the front of this newly constructed, popular development and enjoying a spacious and pleasant open aspect.

The desirable village of Kentford is well positioned within the Suffolk country side and sits approximately 4 miles north-east of Newmarket, 18 miles north-east of Cambridge and 10 miles west of Bury St Edmunds. Local amenities include Post Office and general store, 2 public houses/restaurants, a petrol station, Church and veterinary clinic. A primary school and train station can be found in the neighbouring village of Kennet (approx. 1 mile) providing access to Cambridge, Ipswich, Norwich and London.

Recently constructed by Matthew Homes in 2017 this property boasts immaculately presented and tasteful accommodation throughout. Comprising to the ground floor an entrance hallway, cloakroom, a quality fitted kitchen and a spacious sitting/dining room with French doors opening onto the garden. With 3 good size bedrooms (master with en-suite shower room and fitted wardrobes) and a family bathroom to the first floor.

Externally the property has the advantage of a single garage and a driveway for 2 vehicles. There is gated access leading to the private rear garden.

A viewing is strongly recommended at your earliest convenience to appreciate this unique opportunity.

Entrance Hall

With staircase rising to the first floor, radiator, access and door through to:

Kitchen 10'5" x 7'10" (3.20 x 2.39)

Fitted with a range of eye and base level storage units with working top surfaces over, inset stainless steel sink with drainer and mixer tap, built in oven, separate hob with extractor fan over, tiled flooring, radiator, space for fridge/freezer and window to the front aspect.

Sitting/Dining Room 18'4" x 15'5" (5.59 x 4.70)

Spacious living/dining room with French style doors leading through to rear garden, radiator, built in storage cupboard and TV connection point.

Cloakroom

Comprising low level WC and wash hand basin, radiator, window with obscured glass to the front aspect.

First Floor Landing

With access to loft, airing cupboard, access and door leading through to:

Master Bedroom 10'5" x 9'10" (3.20 x 3)

With window to the front aspect, built in wardrobes, radiator, access and door leading through to:

Ensuite

Comprising shower cubicle, low level WC, wash hand basin, part tiled walls, tiled flooring, heated towel rail, window with obscured glass to the front aspect.

Bedroom 2 11'1" x 8'9" (3.40 x 2.69)

With radiator and window to the rear aspect.

Bedroom 3 11'10" x 6'7" (3.61 x 2.01)

With radiator and window to the rear aspect.

Bathroom

Family bathroom with suite comprising panel bath with shower over and glass screen, low level WC, wash hand basin, part tiled walls, tiled flooring, heated towel rail and extractor.

Outside - Front

Block paved frontage with open outlook, small front garden with a variety of plants/shrubs, car port leading to:

Outside - Rear

Fully enclosed rear garden laid to lawn with patio area and gated access through to the side of the property.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Semi-detached house

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 84 SQM

Parking - Driveway & garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

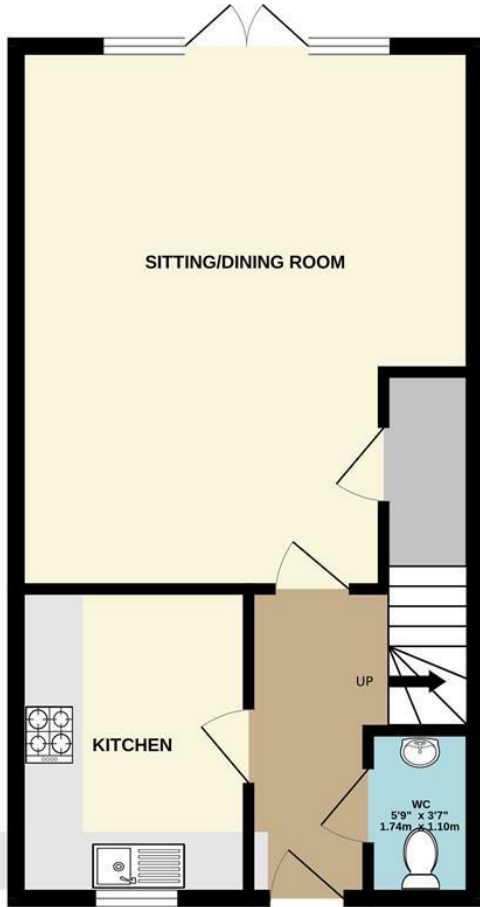
Broadband Connected - tbc

Broadband Type - Ultrafast available, 1000Mbps download, 220Mbps upload

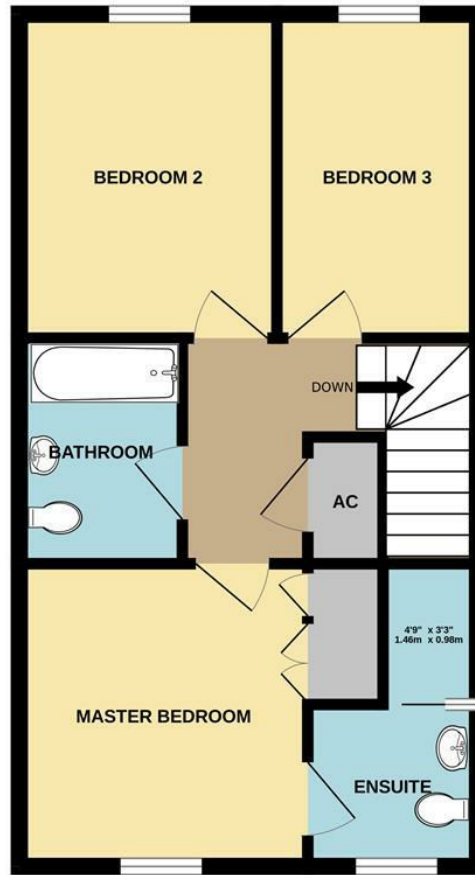
Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants - None that the vendor is aware of

GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

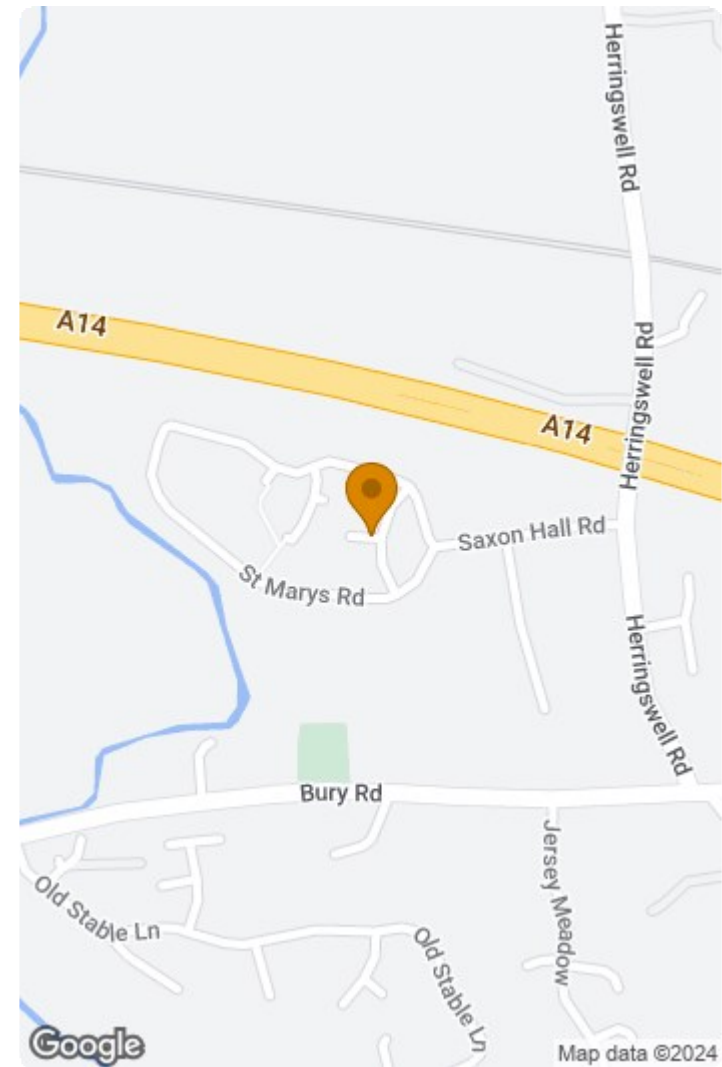


1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Energy Efficiency Rating: 78 (Current), 92 (Potential)
Environmental Impact (CO₂) Rating: 92 (Current), 92 (Potential)

England & Wales EU Directive 2002/91/EC

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