



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

**Guide Price £438,500**

**MA**  
Morris Armitage

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## St. Marys Road, Kentford CB8 7FY

**This modern, well presented, 4 bedroom detached home sits to the rear of this small development, offering an open outlook across fields to the front.**

**Offering excellent accomodation including an open plan kitchen/dining/living space, utility room, living room, cloakroom and, to the first floor, 4 bedrooms with an ensuite and family bathroom.**

**Externally the property offers an enclosed rear garden with a variety of features, and a single garage with driveway parking to the side.**

**Located within easy of reach of the A11/A14 for ease of access to Cambridge, Bury St Edmunds and further afield.**

### Entrance Hall

With Karndean wood effect flooring, window to side aspect, stairs to first floor.

### Cloakroom

With low level WC, pedestal hand basin and window to side aspect.

### Kitchen/Dining/family Room

19'9" x 18'9" (max)

With a range of wall and base units with worktops over, breakfast bar with storage cupboards under, inset stainless steel 1 1/2 bowl sink with drainer and mixer tap over, integrated double electric oven with hob and extractor hood over, integrated dishwasher, space for fridge/freezer, radiators. Windows to rear and side aspects with French doors to garden.

### Utility Room

With space and plumbing for washing machine, generous storage cupboard, door to side aspect.

### Living Room

19'9" x 10'11"

With Karndean flooring, radiator, windows to front and side aspects.

### FIRST FLOOR

### Landing

With storage cupboard, window to rear aspect.

### Bedroom 1

11'10" x 11'10"

With built in wardrobes, radiator, windows to front and side aspects.

### Ensuite Shower Room

With shower cubicle, pedestal hand basin, low level WC, ladder style radiator, window to side aspect.

### Bedroom 2

11'1" x 10'11"

With windows to front and side aspect, radiator.

### Bedroom 3

9'1" x 6'9"

With window to front aspect, radiator, buit in cupboard.

### Bedroom 4

8'5" x 7'8"

With window to side aspect, radiator.

### Bathroom

With paneled bath with shower attachment over, low level WC, pedestal hand basin, window to rear aspect, ladder style radiator.

### OUTSIDE

The enclosed, landscaped rear garden

offers a variety of features including raised beds, pergola, lawned areas and spacious patio area.

Gated access to the side leading to the driveway with parking. Garage with up and over door, eaves storage, power and light and door leading to side passageway.

### PROPERTY INFORMATION

Maintenance fee - n/a  
EPC - C

Tenure - Freehold

Council Tax Band - E (West Suffolk)

Property Type - Detached house

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 124 SQM

Parking – Driveway & parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

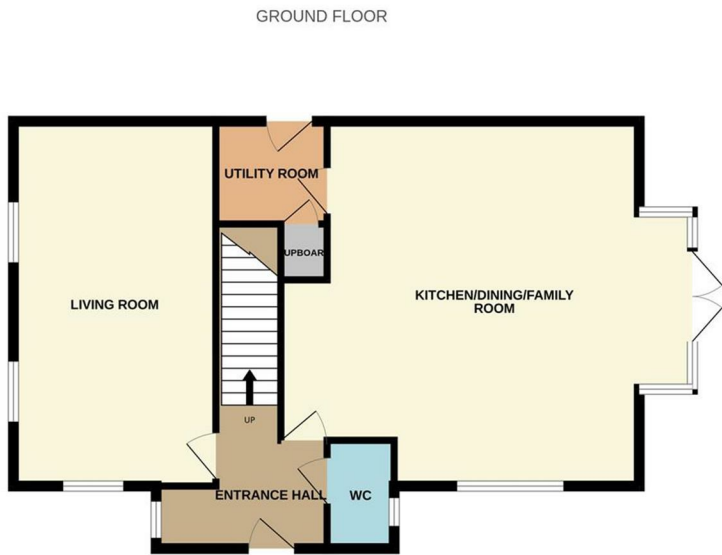
Broadband Type – Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants

– None that the vendor is aware of





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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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