



**Anvil Way, Kennett CB8 8GY**

**Guide Price £475,000**

## Anvil Way, Kennett CB8 8GY

A recently constructed modern and detached family home superbly set at the end of a no-through road and positioned at the end of this popular development.

Cleverly extended and updated and improved by the current owners, this property offers accommodation to include entrance hall, living room, dining room, kitchen/breakfast room, utility room, study, four generous size bedrooms ( ensuite to master ) and a refitted family bathroom. Benefiting from double glazing throughout.

Externally the property offers a fully enclosed rear garden, timber built cabin, single garage and additional parking.

### Entrance Hall

#### **Kitchen 14'9" x 12'1" (4.50m x 3.70m)**

Modern kitchen with a range of eye and base level cupboards with composite work top over. Inset 1 1/2 bowl sink with mixer tap over and drainer. Integrated eye level double oven. Inset electric hob with extractor over. Integrated dishwasher. Space and plumbing for washing machine. Wooden breakfast bar seating area. Tiled flooring. Window overlooking the rear garden. Opening to utility room. Radiator.

#### **Utility Room 23'3" x 4'7" (7.10m x 1.40m)**

Range of base level cupboards with wooden work top over. Space for American style fridge/freezer. Wood effect flooring. Velux windows. Door leading to rear garden and opening to kitchen. Window overlooking front aspect.

#### **Living Room 20'0" x 11'1" (6.10m x 3.40m)**

Stylish living room with window overlooking the front aspect. French doors leading to rear garden. Contemporary fireplace with attractive white surround and marble hearth.

#### **Sitting Room 11'1" x 10'2" (3.40m x 3.10m)**

Good size sitting room with window overlooking front aspect. Radiator.

#### **Study 8'6" x 6'6" (2.60m x 2.00m)**

Good sized study with window overlooking rear garden. Radiator.

#### **Cloakroom**

White suite comprising of low level W.C. and hand basin.

### Landing

Doors leading to all bedrooms, bathroom and airing cupboard.

#### **Bedroom 1 11'1" x 11'1" (3.40m x 3.40m)**

Double room with generous built-in wardrobe. Window overlooking front aspect. Doors leading to en suite and landing. Radiator.

#### **En Suite Shower**

Generous en suite shower with contemporary white suite comprising low level W.C. Hand basin with built-in vanity unit under, spacious, fully tiled walk-in shower. Room tiled to half height. Wood effect flooring. Window overlooking rear aspect.

#### **Bedroom 2 11'1" x 10'5" (3.40m x 3.20m)**

Good size double room with built-in wardrobe. Radiator. Window overlooking front aspect.

#### **Bedroom 3**

Double room with built-in wardrobe. Radiator. Window overlooking rear aspect.

#### **Bedroom 4**

Double bedroom with built-in cupboard. Radiator. Window overlooking front aspect.

### Bathroom

Contemporary bathroom with white suite comprising of low level W.C., hand basin with mixer tap over and built-in vanity unit under, bath with mixer tap over. Attractively tiled to half wall height. Wood effect flooring. Obscured window overlooking rear aspect.

### Outside - Front

Half glazed door with storm porch over. Lawned areas either side of pathway with shrub borders. Hardstanding driveway to garage.

### Outside - Rear

Fully enclosed, good size family garden with gravel borders and pathway. Areas laid to lawn. Wooden summer house. Decked seating area. Patio area leading from living room. Side access gate.

### 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 - 138 SQM

Parking - Garage & Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

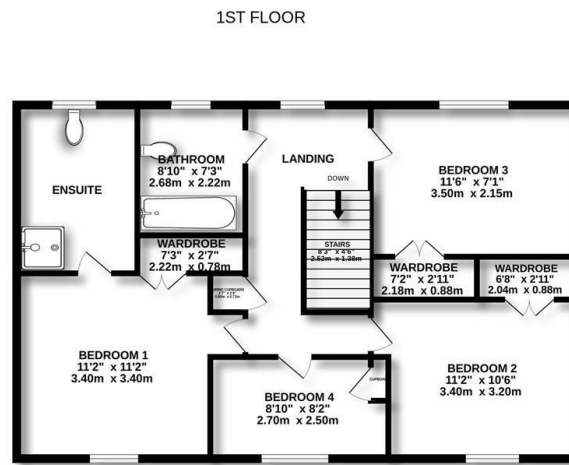
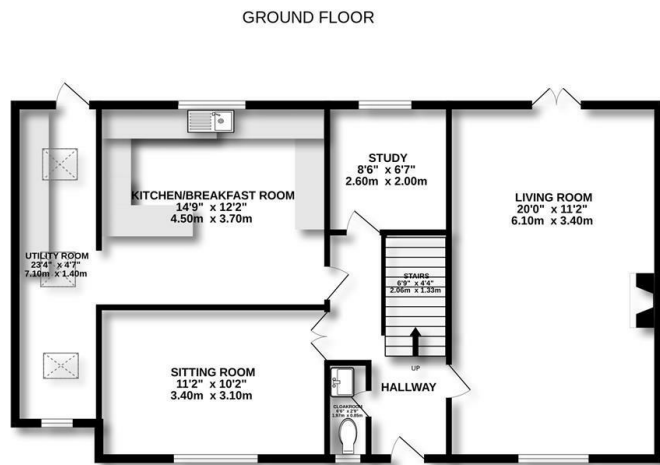
Broadband Type - Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage - Good

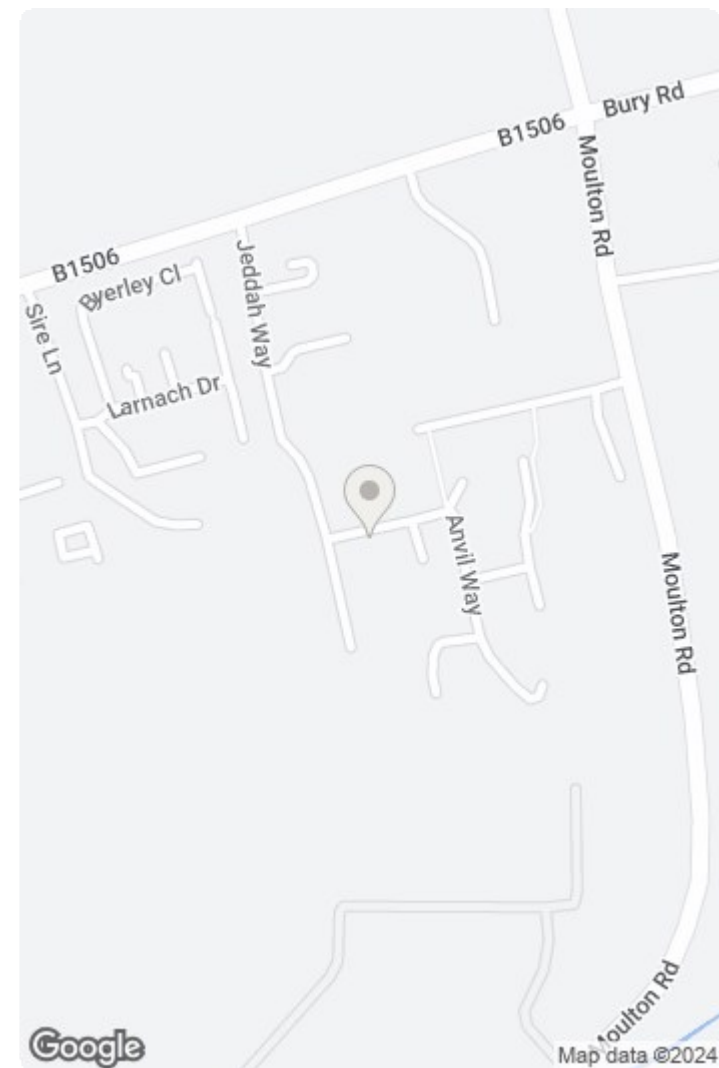
Rights of Way, Easements, Covenants -

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	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
73		82	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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