



St. Marys Road, Kentford CB8 7FY

Guide Price £475,000

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Morris Armitage

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A superb modern and detached family home standing within this recently constructed development and located in easy reach of both Newmarket & Bury St Edmunds.

Cleverly planned and offering generous size rooms throughout, this property is immaculately presented and boasts accommodation to include spacious entrance hall, living room, study/office, dining room, kitchen/breakfast room, four sizeable bedrooms (ensuite to master) and a family bathroom.

Externally the property offers a fully enclosed partly walled garden and carport/garage facilities.

Entrance Hall

Generous entrance hall with doors leading to all rooms, stairs leading to first floor. Window overlooking front aspect.

Kitchen/Breakfast Room 15'11" x 13'4" (4.86m x 4.08m)

Stylish, contemporary kitchen with a range of eye and base level cupboards with work top over. Stainless steel 1 1/4 bowl sink and drainer with mixer tap over. Integrated double oven with inset electric hob with stainless steel splashback and stainless steel extract over. Integrated dishwasher. Space for fridge freezer. Attractive tiled flooring throughout. Window overlooking front aspect. French doors leading to rear garden. Radiator. Door leading to entrance hall.

Dining Room 13'4" x 8'7" (4.07m x 2.64m)

Good size dining room with window overlooking front aspect. Radiator. Door leading to entrance hall.

Living Room 15'9" x 13'0" (4.81m x 3.97m)

Beautifully present spacious living room with French doors leading to rear garden. Window overlooking the side aspect. Radiator. Door leading to entrance hall.

Office 8'11" x 7'1" (2.72m x 2.16m)

Good size office with window overlooking the side aspect. Radiator. Door leading to entrance hall.

Cloakroom

White suite comprising low level W.C., hand basin with mixer tap over. Radiator. Obscured window.

Landing

Doors leading to all bedrooms and bathroom. Window overlooking rear aspect. Airing cupboard.

Bedroom 1 16'11" x 13'0" (5.17m x 3.98m)

Generous double room with dual aspect windows overlooking rear and side. Built-in wardrobes. Doors leading to en suite and landing. Radiator.

En Suite

Contemporary en suite with white suite comprising low level W.C., pedestal hand basin with mixer tap over and generous walk-in shower. Heated towel rail. Attractively tiled throughout wet areas. Tiled flooring. Obscured window.

Bedroom 2 13'5" x 8'7" (4.10m x 2.62m)

Double room with dual aspect windows overlooking front and rear. Radiator.

Bedroom 3 13'5" x 8'7" (4.10m x 2.64m)

Double room with window overlooking front aspect. Built-in wardrobe. Radiator.

Bedroom 4 9'10" x 9'9" (3.00m x 2.99m)

Double room with window overlooking front aspect. Built-in wardrobe. Radiator.

Bathroom

Contemporary bathroom with white suite comprising of low level W.C., wall mounted hand basin with mixer tap over and vanity unit under. Panelled bath with mixer tap over and wall mounted shower and glass screen. Walk-in shower with glass surround. Heated towel rail. Attractively tiled to all wet areas. Tiled flooring. Obscured window.

Outside - Front

Lawned areas with some mature shrubs. Stepped path leading to front door. Block paved driveway leading to garage.

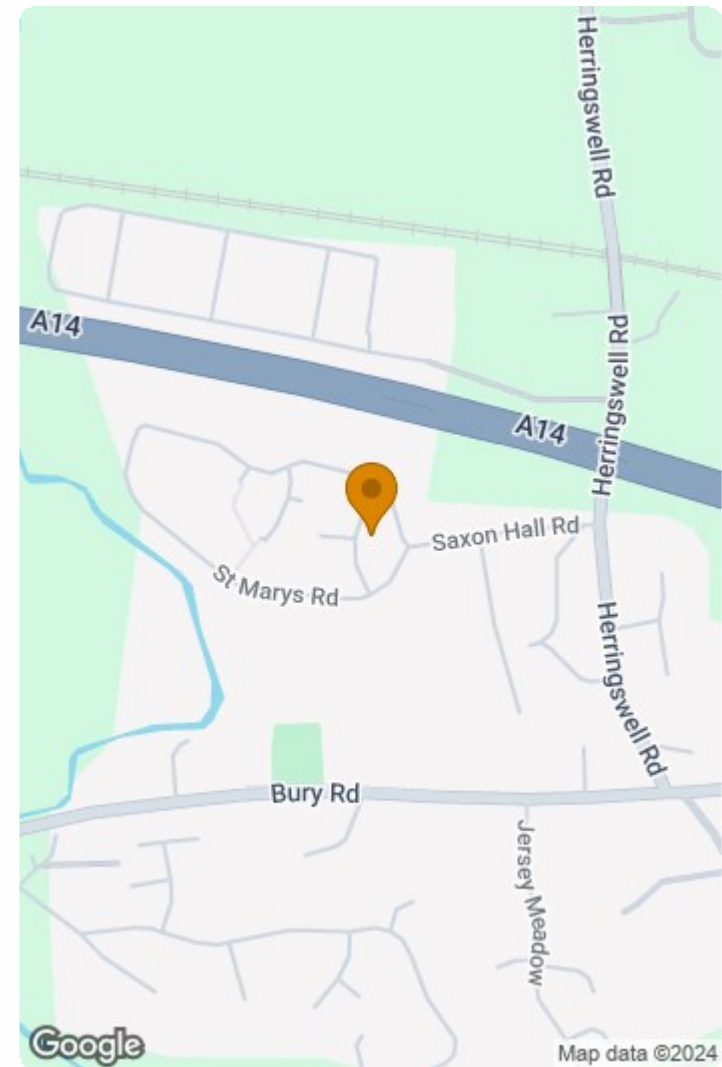
Outside - Rear

Enclosed rear garden, with attractive brick wall. Mainly laid to lawn with mature shrub border. Decked seating area leading from the kitchen/breakfast room and living room. Side access gate.

PROPERTY INFORMATION

Maintenance fee - approx. £480 per annum
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 - 137 SQM
Parking - Driveway & garage
Electric Supply - Mains
Water Supply - Mains
Sewerage - Mains
Heating sources - LPG
Broadband Connected - Yes
Broadband Type - Ultrafast available, 1000Mbps download, 220Mbps upload
Mobile Signal/Coverage - Good
Rights of Way, Easements, Covenants - None that the vendor is aware of
Location - What 3 Words - ///blazed.sooner.proced

Approximate Gross Internal Area 1637 sq ft – 152 sq m
 Ground Floor Area 721 sq ft – 67 sq m
 First Floor Area 738 sq ft – 69 sq m
 Garage Area 178 sq ft – 16 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
76	86		
Very energy efficient - lower running costs A B C D E F G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions A B C D E F G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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