



**5 Kentford Paddocks**  
**Kentford, Suffolk**

DAVID  
BURR





## 5 Kentford Paddocks, Kentford CB8 7RB

Kentford is a charming and pretty village located approximately 4 miles east of the popular horse racing town of Newmarket and 9 miles west of the historic market town of Bury St Edmunds. The village offers excellent local amenities including a garage and shop, local village public house/restaurant and village hall. The village offers excellent access to the A11 and A14 with Cambridge Science Park being 20 minutes 'drive and rail links less than a mile away in the neighbouring village of Kennett.

This detached home with five-bedrooms has been recently transformed to offer spacious, stylish and versatile accommodation (measuring close to 2,000 sq.ft) within the popular village of Kentford. The home itself has been immaculately improved over recent years and offers three-bedroom, the newly added comprehensive one-bedroom annexe is attached but separate and the guest bedroom with an ensuite is accessed from the side section of the garden. Externally enjoying two driveways offering parking for several vehicles, a double garage and impressively landscaped front and rear gardens.

### A four-bedroom detached home in Kentford with a one-bedroom annexe, all of which offering close to 2,000 sq.ft of accommodation.

#### First Floor

**ENTRANCE HALL** With a patterned tiled floor, stairs rising to the first floor with storage underneath.

**SITTING / DINING ROOM** Window to front aspect, an inset wood burning stove with an oak mantel beam over, French doors and window to rear aspect.

**STUDY** Window to front aspect.

**KITCHEN** Stylishly fitted with units and drawers with Corian worktops and an inset double sink and drainer. Integrated appliances include a 'Neff' hob, 'Neff' oven, 'Neff' microwave, dishwasher and space for other freestanding appliances. 'Amtico' flooring and window to front aspect.

**CLOAKROOM** Tiled floor, WC, vanity sink unit, heated towel rail and window to side aspect.

**BEDROOM 4** Accessed from the side section of the garden with 'Amtico' flooring, two Velux windows and an **ENSUITE** which is extensively tiled with a shower cubicle, vanity sink unit, WC and heated towel rail.

**LANDING** A light and spacious area with a window to side aspect and an airing cupboard.

**MASTER BEDROOM** Window to rear aspect and sliding fitted wardrobes.

**BEDROOM 2** Sliding fitted wardrobes and window to rear aspect.

**BEDROOM 3** Window to front aspect.

**BATHROOM** Spacious, fantastically presented and extensively tiled with a freestanding bath, vanity sink unit, WC, heated towel rail, shower cubicle and two windows to front aspect.

#### Annexe

**KITCHEN / DINING / SITTING ROOM** With 'Amtico' flooring and window and door to front aspect. Stylishly fitted kitchen with an inset sink and drainer, hob, fridge and freezer with space and plumbing for another appliance.



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**BEDROOM** Door leading to the rear garden and 'Amtico' flooring.

**SHOWER ROOM** Stylishly fitted with a double sized shower cubicle, WC, wash hand basin, heated towel rail, fitted storage and window to side aspect.

## Outside

The property enjoys ample parking in two parts, one of which at the front of the property and the other to the rear which offers access to the **DOUBLE GARAGE** which has open loft storage and an electric powered door. The front garden is impressively landscaped with a paved pathway, terrace and an artificial lawn area. The rear garden is predominantly paved with a further decked seating area, raised sleeper beds and an impressive sheltered barbeque area.

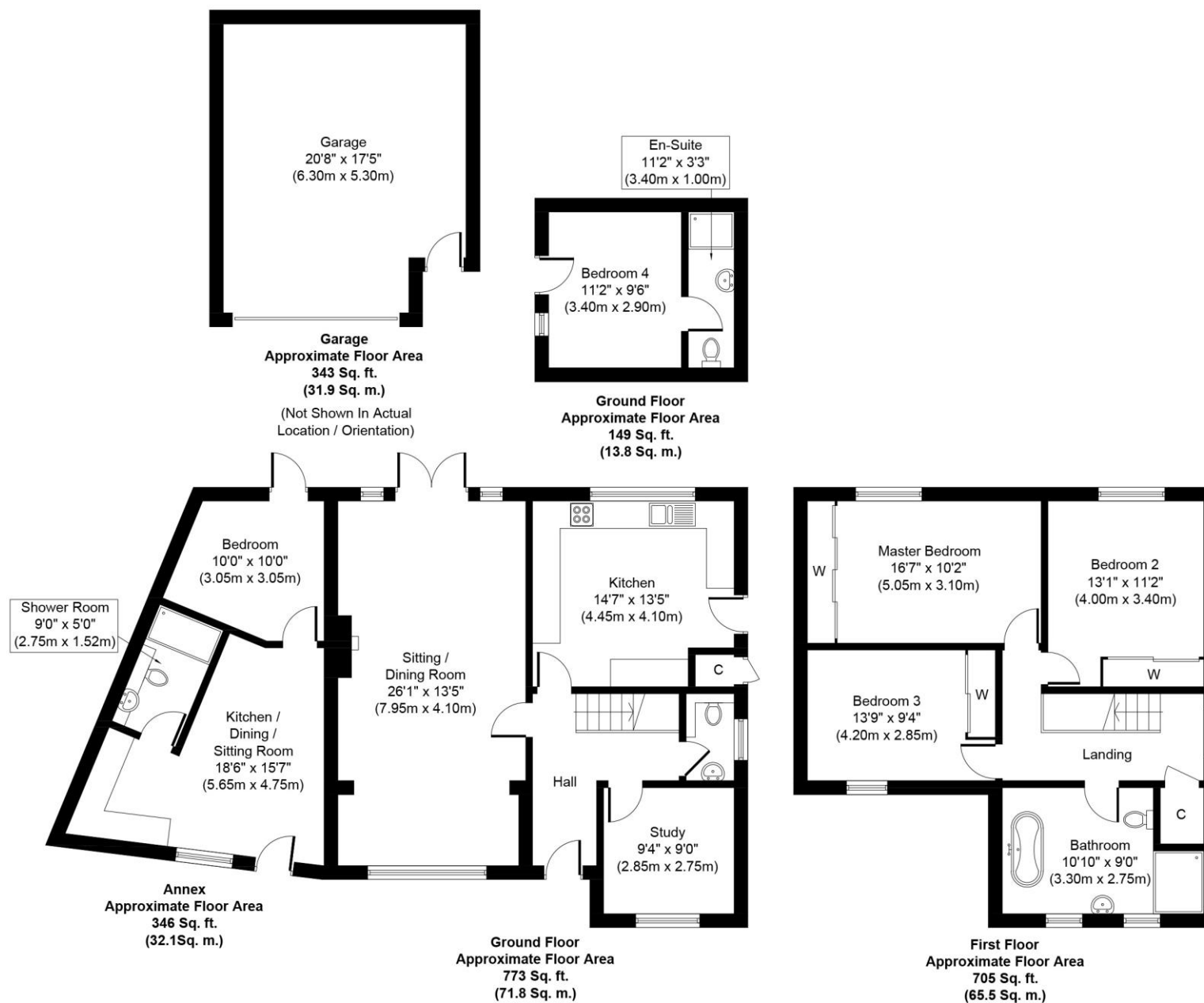
**SERVICES** Oil fired central heating with electric heating in the annexe and bedroom 4. Mains water, electricity and drainage and water heating solar panels. Note, none of these have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk District Council.

**EPC** C.

**VIEWING** by prior appointment only through David Burr estate agents.





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. 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.



