



**Oaklands,
Kentford, Suffolk**

**DAVID
BURR**





Oaklands, Kennett Park Close, Kentford, Suffolk, CB8 8QU

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, Post Office and shop, two village public houses, a bakery 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 exceptional detached, 3,300 square foot property is situated in a quiet village location, convenient for local amenities. The property offers light and airy living accommodation which has been finished to a high standard including a bespoke kitchen extending into an impressive living area which opens to the garden, luxurious bathrooms and tasteful décor throughout. Set behind an extensively paved driveway with electric gates the property enjoys landscaped rear gardens affording a great deal of privacy and a converted double garage creating an ideal gym or home office.

A substantial five-bedroom detached home in a popular village offering in excess of 3,300 sq.ft of accommodation.

ENTRANCE HALL A spacious and welcoming hall with a fitted cupboard, under stairs cupboard and stairs rising to the first floor. Tiled floor and a small window to front aspect.

SITTING ROOM An impressive room featuring solid oak flooring, bay-window to front aspect, a 'HETA' wood burning stove set within a brick surround inglenook style fireplace. Doors opening to the:

KITCHEN / DINING / LIVING ROOM A truly stunning room fitted with a stylish range of units under quartz worktops with an inset double sink with Quooker tap. Integrated 'Neff' appliances including a hob, extractor fan, four ovens with microwave and steamer features, two fridge-freezers two dishwashers and a wine cooler. Fully tiled floor, bi-folding doors leading to the outside terrace, windows to rear and side aspects with fitted shutters.

UTILITY ROOM Fitted units, granite worktops and an inset sink. Under unit LED lighting, plumbing for appliances, tiled floor and a door leading outside.

PLAYROOM/SNUG/STUDY Solid oak flooring, fitted storage and a window to front aspect.

DOWNSTAIRS WC Extensively tiled with a wash hand basin, storage, WC and heated towel rail.

First Floor

LANDING With a church style internal window looking over the living area. Two fitted cupboards and stairs.

MASTER BEDROOM An impressive room featuring a separate dressing area with fitted wardrobes, two windows to front aspect and an **ENSUITE** offering a freestanding bath, open shower, WC, vanity sink unit, LED mirror, granite worktop and window to rear aspect.

BEDROOM 2 With fitted wardrobes, windows to rear and side aspects and an **ENSUITE**; extensively tiled with a double sized shower cubicle, heated towel rail, WC, vanity sink unit and a window to side aspect.

BEDROOM 3 Fitted wardrobes and a window to front aspect.

FAMILY BATHROOM Spacious and impressively presented, fitted with a freestanding bath, heated towel rail, vanity sink unit, WC, granite worktop area, and window to side aspect.

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Second Floor

LANDING Stairs rising from the first floor and a fitted storage cupboard.

BEDROOM 4 Window to both front and rear aspects.

BEDROOM 5 Window to front aspect.

BATHROOM Extensively tiled with a wash hand basin, shower cubicle, heated towel rail, WC, granite window ledge and a window to front aspect.

Outside

The property sits in an elevated position overlooking paddocks and is approached by electric gates opening onto an extensively paved driveway providing parking and turning for several vehicles with an additional lawned area to the front. Secure gates lead via both sides of the property to the rear garden which is an asset to the property affording a great deal of privacy with silver birch trees and mature planting. An extensive dining terrace creates an ideal al fresco entertaining space with canopy and lighting and steps leading up to the lawn flanked by mature beds and borders.

GARAGE/STUDIO The converted double garage could be used as a gym/office/studio with extensive fitted cupboards, light and power connected.

SERVICES: Oil fired central heating. Mains water, electric and drainage.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk District Council.

TENURE: Freehold

EPC: C.

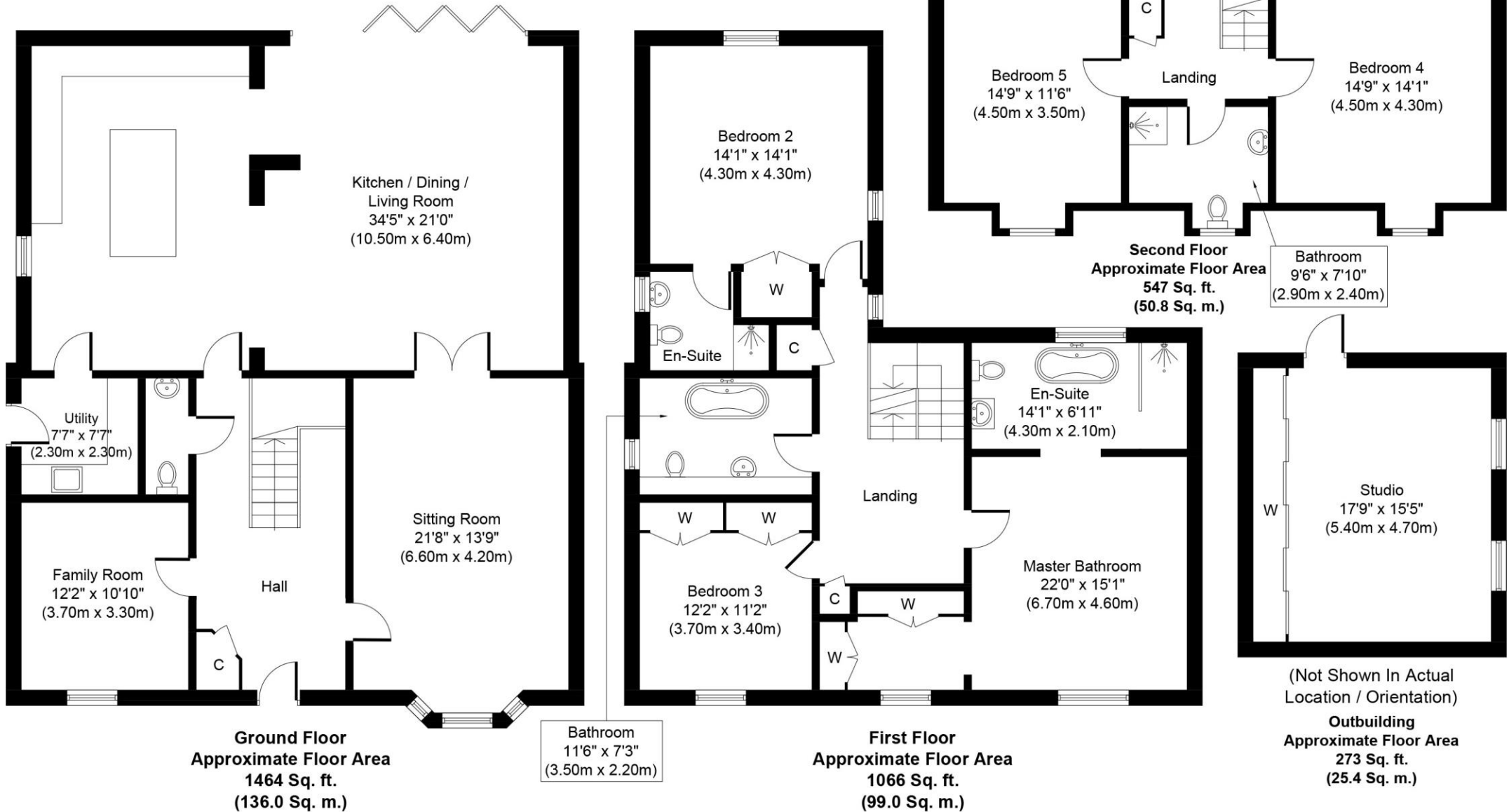
VIEWING: Strictly by prior appointment only through DAVID BURR.

WHAT3WORDS: hurray.eyelashes.caps

ADDITIONAL NOTES: The property benefits from a comprehensive CCTV system.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





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.



