



Red Oak
Kentford, Newmarket, Suffolk

**DAVID
BURR**



Red Oak, 6 Kennett Park Close, Kentford, Newmarket, Suffolk, CB8 8QU

Kennett is a small picturesque village enjoying a delightful location within easy reach of the A14 and just 5 miles from the historic market town of Newmarket. Kennett and the adjoining village of Kentford benefit from a range of local amenities including public houses, a village store/Post Office, recreation field, primary school and railway station. The new Kennett Garden Village development will bring additional amenities in the coming years including a secondary school.

This substantial 2,388 sq. ft detached modern property is situated in a sought-after village location within walking distance of the amenities. The property offers stylish and tastefully presented living accommodation including a particularly impressive open-plan kitchen/dining/living area and sits within large mature gardens including ample parking for several vehicles and a double cart lodge.

A substantial 2,388 sq. ft detached modern property situated in a popular village location.

Ground Floor

ENTRANCE HALL: A spacious and welcoming hallway with cloaks cupboard and stairs rising to the first floor. Double doors open into the:

DRAWING ROOM: An impressive triple aspect room featuring an attractive brick fireplace with woodburning stove and French doors opening to the garden. Double doors lead through to the:

STUDY: A lovely light double aspect room with outlook to the front.

KITCHEN/DINING/LIVING ROOM: The hub of the home, this wonderful open-plan room is extensively fitted with a range of units under granite worktops with sink inset. Integrated appliances include two ovens, a steam oven, microwave and warming drawer, dishwasher and space for a fridge/freezer, whilst a central preparation provides further storage, a five-ring hob, space for a wine cooler and breakfast bar. The kitchen is open-plan through to the **Dining Room** with bi-fold doors opening to the rear and a cosy **Living Room/Snug** featuring a wood burning stove.

UTILITY ROOM: Fitted with further storage, sink, space and plumbing for a washing machine and tumble dryer.

PLAYROOM: A spacious, double aspect room which could also be configured as a downstairs bedroom.

CLOAKROOM: WC, wash hand basin and understairs storage.

First Floor

LANDING: Featuring an airing cupboard and doors to:

BEDROOM 1: A spacious double bedroom with outlook to the rear and **En-Suite** recently updated with a luxuriously fitted suite comprising WC, twin wash basins under quartz counters with storage under, tiled shower cubicle, heated towel rail, double wardrobe and large shelved storage cupboard.

BEDROOM 2: With extensively fitted wardrobes and outlook over the rear garden. **En-Suite** Stylishly fitted with a modern white WC, wash basin, tiled shower cubicle, heated towel rail and extensively walls and floor.

BEDROOM 3: With double wardrobes and outlook to the front.

BEDROOM 4: With outlook to the rear.

FAMILY BATHROOM: Also recently updated with a stylish white WC, wash basin, large tiled shower cubicle, bath and heated towel rail.

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Outside

The property sits at the end of a private driveway with five bar gates opening onto an extensive parking area for several vehicles in-turn leading to the double cart lodge with store room to the side. The large front garden is divided into two areas with a lawned garden featuring a large timber shed and greenhouse set under mature horse chestnut trees and a low maintenance landscaped garden with paved pathways leading through raised beds with topiary trees to the side. Gates lead via both sides of the property to the rear, featuring an extensive paved dining terrace, enjoying a westerly aspect and a great deal of privacy leading out to the lawn, flanked by mature beds and borders with climbing roses, acers and an apple tree.

Material Information

SERVICES: Main water and drainage. Main electricity connected. Oil-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band C.

LOCAL AUTHORITY: West Suffolk District Council.

COUNCIL TAX BAND: G. £3,566.02 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Traditional brick and block.

COMMUNICATION SERVICES (source Ofcom):

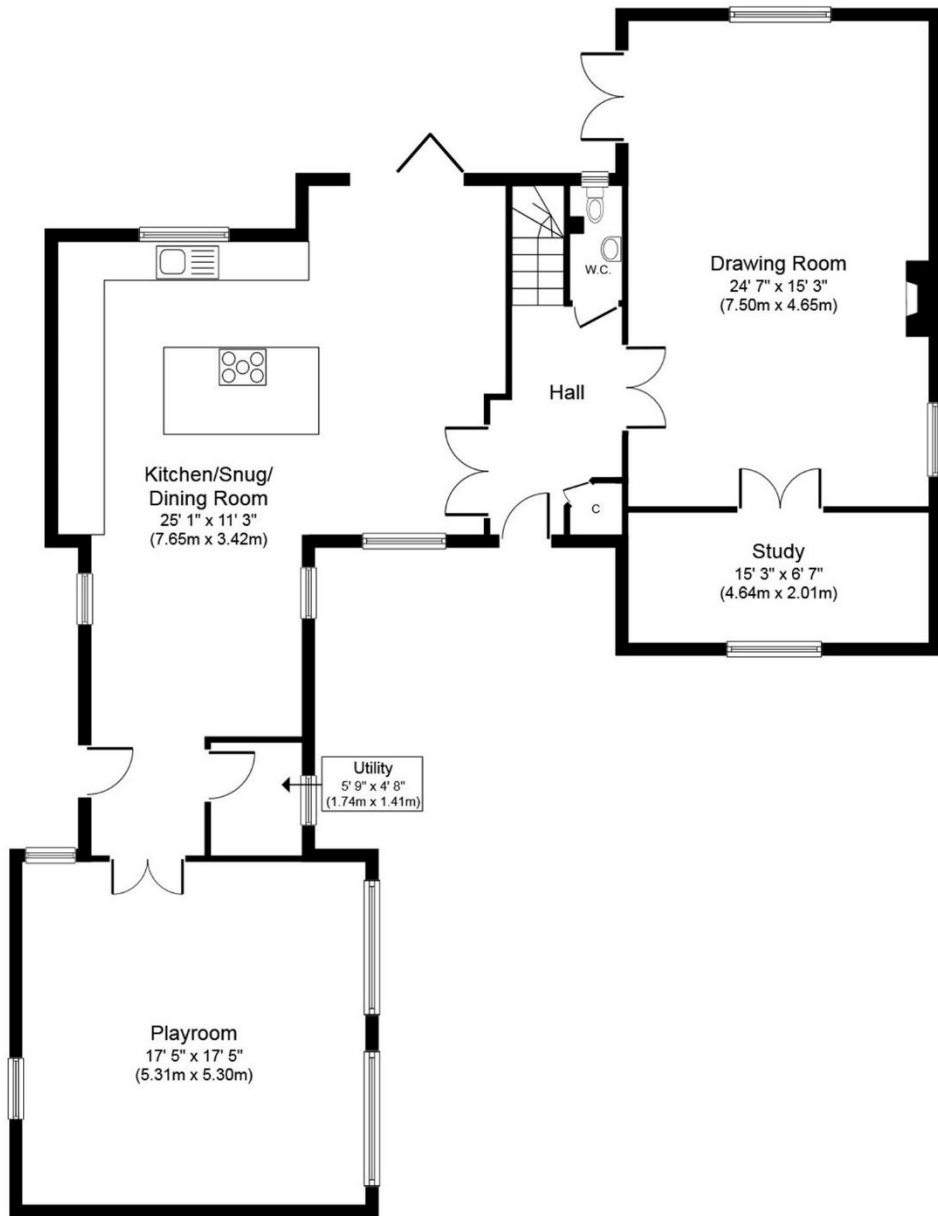
Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload. Full fibre to the premises. **Phone Signal:** Yes.

VIEWING: Strictly by prior appointment only through DAVID BURR.

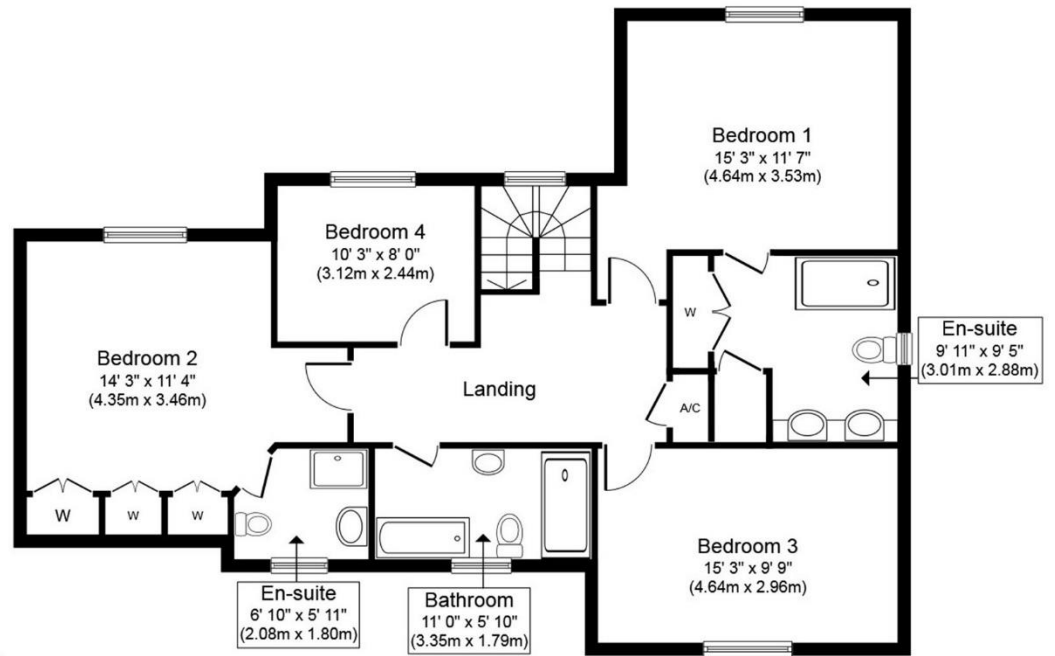
WHAT3WORDS: cling.unheated.pelt

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Ground Floor
Approximate Floor Area
1,438 sq. ft.
(133.6 sq. m.)



First Floor
Approximate Floor Area
950 sq. ft.
(88.2 sq. m.)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

