



**Abington House, Meddler Garden
Kentford, Suffolk**

**DAVID
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Abington House, Meddler Gardens, Bury Road, Kentford, CB8 7RE

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 substantial 2,355 sq. ft detached property is situated in the heart of a well-served village convenient for local amenities. The property offers well-proportioned living accommodation including a particularly impressive triple aspect drawing room and modern kitchen/breakfast room all set within large mature gardens with ample parking and a double garage. In all about of 0.6 acre.

A substantial 2,355 sq. ft detached property set within 0.6 of an Acre.

Ground Floor

ENTRANCE HALL: A spacious and welcoming hallway with stairs rising to the first floor with a cupboard under.

DRAWING ROOM: An impressive, triple aspect room of grand proportions featuring an attractive fireplace with wood burning stove and marble hearth, and French doors opening to the rear.

DINING ROOM Another spacious room featuring an electric fireplace with sash windows to the front.

STUDY: Featuring a range of built in book cases and outlook over the rear garden.

KITCHEN/BREAKFAST ROOM: Extensively fitted with a modern range of units under granite worktops with a one and a half bowl sink and drainer inset. Integrated appliances include a double oven with 5 ring electric hob, dishwasher, fridge and freezer. Steps lead down to:

SNUG: A cosy room with outlook over the rear garden.

UTLITY: Fitted with units under worktop with a double stainless-steel sink and drainer, plumbing for a washing machine, boiler serving radiators and doors to leading to the rear and garage.

CLOAKROOM: WC and washbasin.

First Floor

LANDING: Featuring a double airing cupboard and doors to:

MASTER BEDROOM: An impressive room with fitted wardrobes and drawers and two sash windows to the front.

EN-SUITE: Tastefully fitted with a WC, wash basin in vanity unit, tiled shower cubicle and bath with shower attachment over.

BEDROOM 2: Outlook to the rear

BEDROOM 3: With fitted wardrobes and outlook to the rear.

BEDROOM 4: Fitted wardrobes and outlook to the front.

BEDROOM 5: Overlooking the rear garden.

FAMILY BATHROOM: Fitted with a white WC, white wash basin and tiled shower cubicle and bath.

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Outside

The property is approached by double gates leading onto a sweeping gravel driveway providing parking and turning for several vehicles in turn leading to a **DOUBLE GARAGE** with up and over doors with light and power connected. The remainder of the front gardens are lawned with mature trees, shrubs and access via both sides of the house to the rear. The rear gardens are an asset to the property featuring an extensively paved terrace leading up to the lawn which is interspersed by mature beds, borders, trees and shrubs with a south facing pergola terrace ideal for alfresco entertaining. In all about 0.6 of an acre.

Material Information

SERVICES: Main water and electricity. Septic tank. Oil-fired heating to radiators.

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

EPC RATING: Band E.

LOCAL AUTHORITY: West Suffolk District Council.

COUNCIL TAX BAND: F. £3,090.55 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Traditional brick and block.

COMMUNICATION SERVICES (source Ofcom):

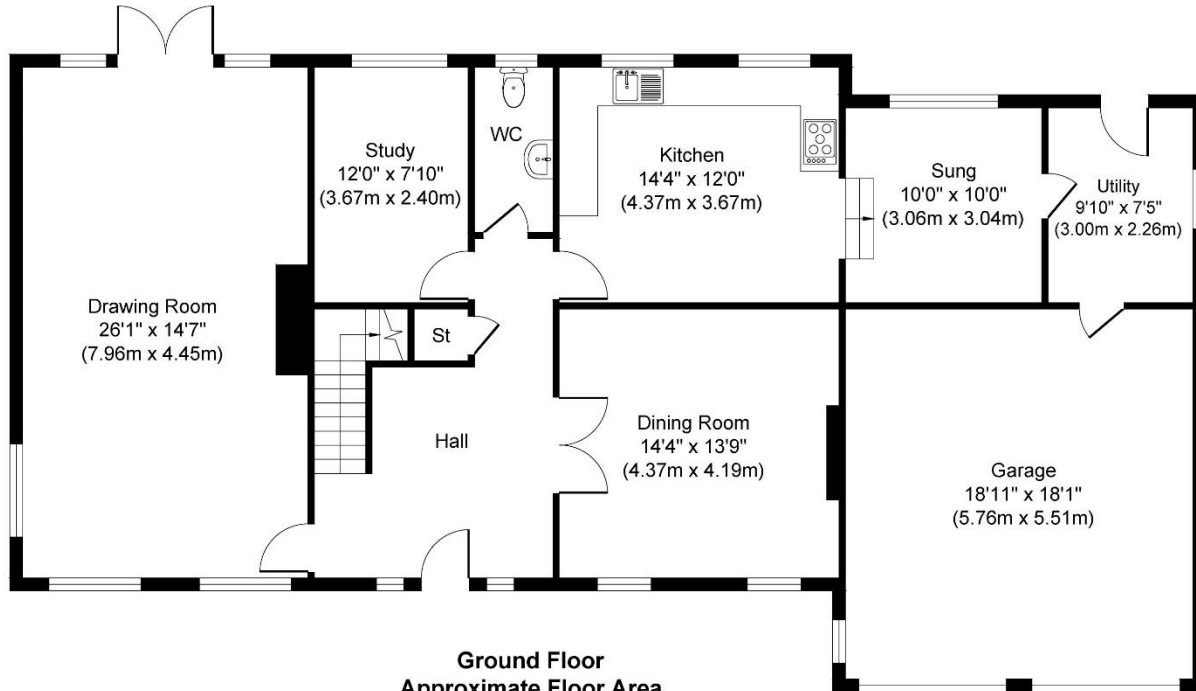
Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload. Full fibre to the premises. **Phone Signal:** Yes.

VIEWING: Strictly by prior appointment only through DAVID BURR.

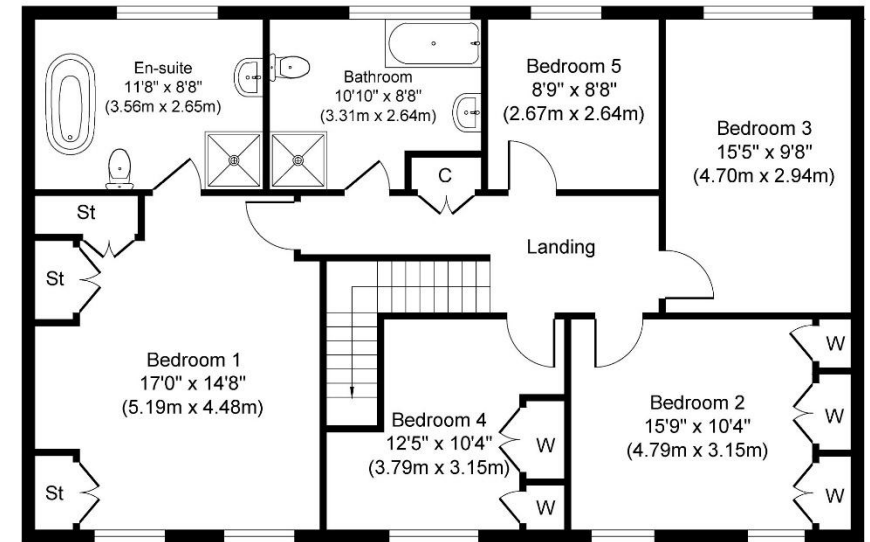
WHAT3WORDS: pretty.needed.chill

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Ground Floor
Approximate Floor Area
1,619 sq. ft
(150.38 sq. m)



First Floor
Approximate Floor Area
1,092 sq. ft
(101.41 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.

