



33 Old Stable Lane
Kentford, Suffolk

DAVID
BURR



33 Old Stable Lane, Kentford, Newmarket, Suffolk, CB8 7GH

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, 2,100 sq. ft detached property is situated in a sought-after village location, convenient for amenities and within walking distance of the train station. The property offers light and spacious living accommodation finished to a high specification with off road parking, a large enclosed rear garden and separate gym/office.

A 2,100 sq. ft detached modern property in a sought-after village location with parking and large rear garden.

Ground Floor

ENTRANCE HALL A large and inviting space with fitted storage and stairs rising to the first floor.

SITTING ROOM An impressive room featuring a wood burning stove, window to the front aspect and French doors leading to the rear garden terrace.

KITCHEN / DINING ROOM A stylishly fitted kitchen with fitted units and drawers under granite worktops with an inset double sink and drainer. Integrated appliances include a dishwasher, fridge-freezer, Siemens double oven, induction hob and wine-fridge. Ample dining space, a large window to side aspect and two sliding doors opening to the rear garden terrace.

UTILITY ROOM Fitted units and drawers with worktops over and an inset sink and drainer. Space and plumbing for a washing machine and tumble dryer, and window to side aspect.

STUDY Windows to front and side aspects.

CLOAKROOM Vanity sink unit and WC.

First Floor

LANDING With a glass and wood banister, airing cupboard and loft access.

MASTER BEDROOM Window to rear aspect, doors through to the **DRESSING ROOM** with fitted storage and an **ENSUITE** which is extensively tiled with a shower cubicle, wash hand basin, WC, heated towel rail and window to side aspect.

BEDROOM 2 Fitted wardrobe, window to front aspect and an **ENSUITE** which is extensively tiled with a shower cubicle, wash hand basin, WC, heated towel rail and a Velux window.

BEDROOM 3 Window to rear aspect and fitted wardrobe.

BEDROOM 4 Fitted wardrobe and window to front aspect.

BATHROOM Extensively tiled with a bath, shower cubicle, vanity sink unit, WC, heated towel rail and window to side aspect.

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Outside

The property is approached by a paved parking area for 2-3 vehicles in turn leading to the **GARAGE/STORE** with light and power connected, behind which is a **GYM/OFFICE** opening to the rear garden. The front gardens are lawned with space to create addition parking if required. Gated access leads via a useful storage area to the side to the rear gardens, featuring an extensively paved dining terrace ideal for entertaining leading onto the lawn which is flanked by mature beds and borders, trees and shrubs. Garden shed.

AGENTS NOTE The property is situated on an unadopted road, and therefore there is an annual service charge to cover communal maintenance costs. This is currently circa £600 pa for 2025.

SERVICES Gas fired central heating with underfloor heating on the ground floor. Mains water, drainage and electricity. Note none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND F. (£3,009.79 per annum).

TENURE Freehold.

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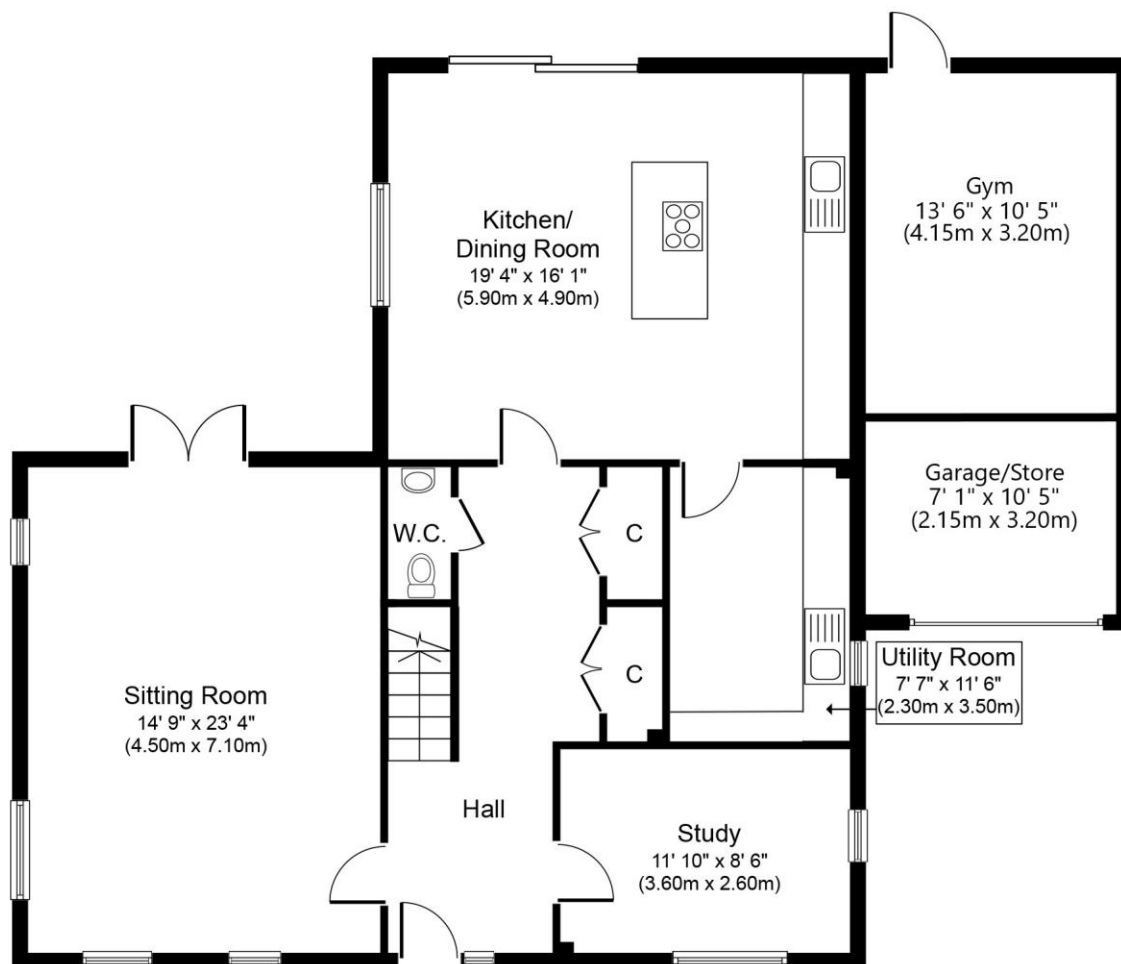
EPC C.

COMMUNICATION SERVICES (Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload. **Phone Signal:** Likely with Three, EE, O2 and Vodafone.

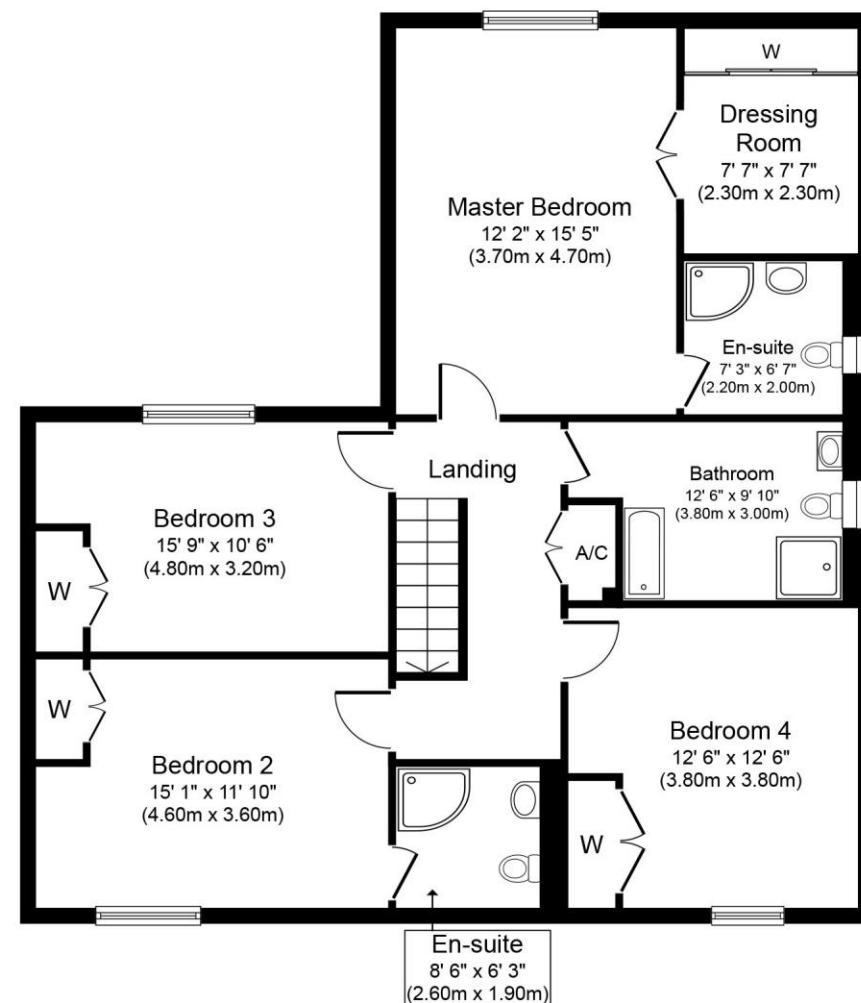
VIEWING by prior appointment only through David Burr estate agents.

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Ground Floor
Approximate Floor Area
1,273 sq. ft.
(118.2 sq. m.)



First Floor
Approximate Floor Area
1,020 sq. ft.
(94.7 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.

