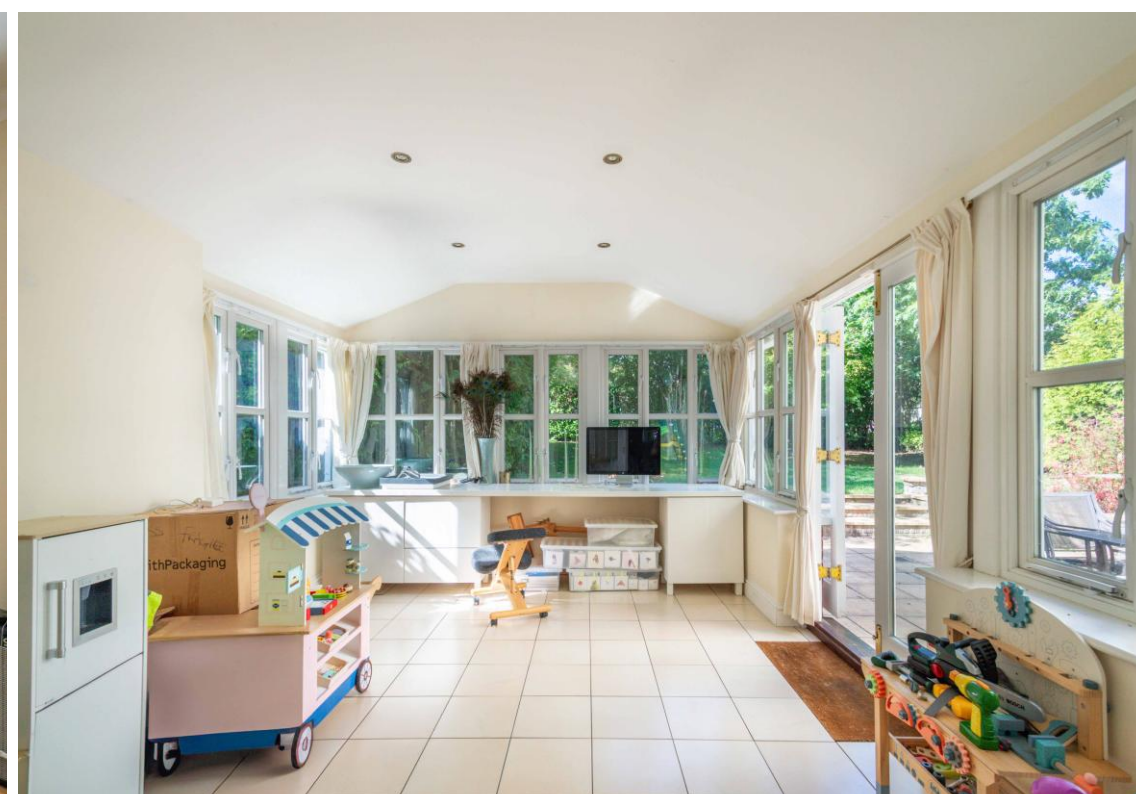
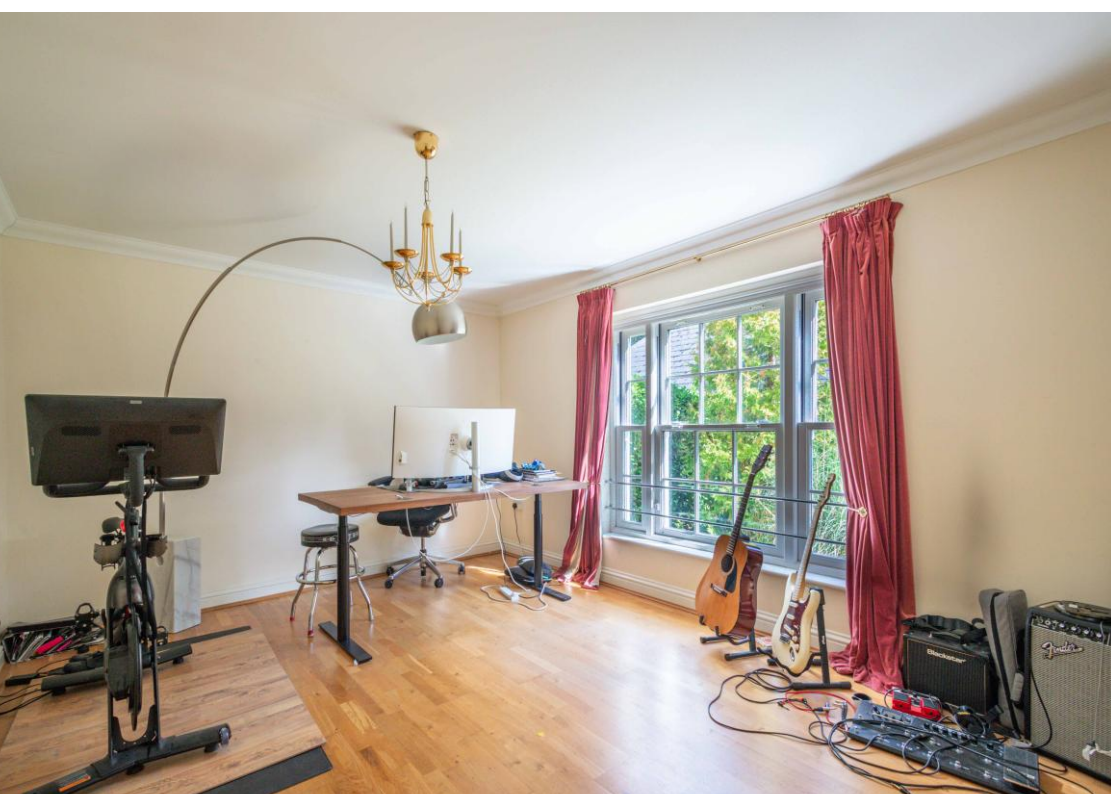




**Fernwood, 4 Kennett Park Close
Kentford, Suffolk**

**DAVID
BURR**



Fernwood, 4 Kennett Park Close, Kentford, CB8 8QU

Kentford is a charming Suffolk village that perfectly blends traditional rural character with modern appeal. Surrounded by rolling countryside and historic estates, the village offers a peaceful and welcoming community atmosphere. Ideally situated just moments from the vibrant towns of Newmarket and Mildenhall, and within easy reach of Bury St Edmunds and Cambridge, Kentford provides an exceptional balance of serene village life and excellent connectivity.

This generously proportioned four-bedroom detached family home is set in a peaceful village location, within easy reach of local amenities. The property offers beautifully presented living accommodation with spacious, well-balanced rooms throughout. It is nestled within mature gardens and benefits from off-road parking and a single garage. Available from 20th October.

A spacious, detached four-bedroom family home with parking and a double garage.

Ground Floor

ENTRANCE HALL With stairs rising to the first floor, with a cupboard under.

DRAWING ROOM A spacious triple-aspect room featuring an inglenook fireplace with wood-burning stove and French doors opening to the rear. Double doors lead through to the:

KITCHEN / BREAKFAST ROOM Extensively fitted with a range of units under granite worktops with a sink inset. Appliances include a range cooker with six-ring hob and integrated dishwasher, with the kitchen opening through to a dining area.

UTILITY ROOM Fitted with further units under worktops, with a stainless-steel sink, plumbing for a washing machine, space for a tumble dryer, and a free-standing fridge/freezer.

GARDEN ROOM A lovely light room with tiled flooring and French doors opening to the rear.

STUDY Outlook to the side.

DINING ROOM / PLAYROOM Another spacious room with outlook to the front.

CLOAKROOM W/C and wash basin

First Floor

LANDING Leads to:

BEDROOM 1 An impressive room overlooking the rear garden, with dressing area and two fitted wardrobes, in turn leading to the en suite.

EN SUITE Fitted with a white W/C, wash basin, tiled shower cubicle, and bath.

BEDROOM 2 Outlook to the front and fitted wardrobe.

EN SUITE Fitted with a W/C, wash basin and tiled shower cubicle.

BEDROOM 3 Outlook to the rear.

BEDROOM 4 Outlook to the rear.

BATHROOM Fitted with a white W/C, wash basin, tiled shower cubicle, and bath with shower over.

Fernwood, 4 Kennett Park Close, Kentford, CB8 8QU

Outside

The property is approached by a driveway providing parking and turning for several vehicles, in turn leading to the single garage with light and power connected. The front garden is lawned, with gated access leading to the rear.

The rear gardens enjoy a south-westerly aspect, with a paved terrace leading up to the lawn, which is interspersed with mature trees and shrubs, affording a great deal of privacy.

Material Information

SERVICES Oil fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND G. (£3,636.48 per annum)

EPC D.

TENURE Freehold.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS deciding.package.untrained

VIEWING Strictly by prior appointment only through DAVID BURR.

TENURE A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

RENT £2850 per calendar month

DEPOSIT £3,288.46 (equivalent to 5 weeks rent)

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.



