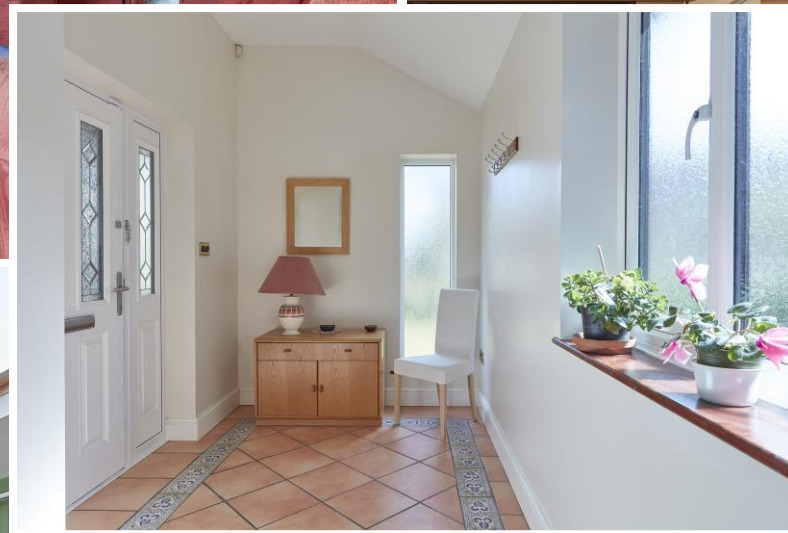




**3 Forest End,
Kennett, Suffolk**

**DAVID
BURR**



3 Forest End, Kennett, Suffolk, CB8 7RG

Kennett is a small picturesque village enjoying a delightful location within easy reach of the A11 and the A14 and just 5 miles from the historic market town of Newmarket. Kennett and the adjoining village of Kentford benefit from a good range of local amenities including 2 public houses, a church, a village store/Post Office, another convenience store, village hall, recreation field, primary school and railway station.

A substantial and fantastically presented five-bedroom detached home measuring close to 2,500 sq.ft of accommodation in this popular Suffolk village. The property has been tastefully modernised in recent years to now offer a high quality finish with oak internal doors, modern bathrooms and a high-spec kitchen. Externally the property offers a paved driveway, detached double garage and beautifully presented established front and rear gardens.

A spacious five-bedroom detached home measuring close to 2,500 sq.ft of accommodation in Kennett.

ENTRANCE HALL An extended space with windows to the front and side aspects, under floor heating and understairs storage.

SITTING ROOM A large room with a window to front aspect, an inset wood burning stove with an oak mantel beam and sliding doors leading to the:

GARDEN ROOM With a vaulted ceiling, 'Velux' windows and windows to each aspects, under floor heating and French doors leading outside.

DINING ROOM Window to rear aspect.

KITCHEN / BREAKFAST ROOM Fitted with solid oak units, granite worktops over with an inset double sink. Integrated appliances include a dishwasher with further space for freestanding appliances. Tiled floor and window to rear aspect.

UTILITY ROOM Fitted units and worktops with an inset sink and drainer. There is space and plumbing for appliances, window and door to the rear aspect.

STUDY Oak flooring and window to front aspect.

CLOAKROOM Fitted with a heated towel rail, WC, vanity sink unit and window to front aspect.

First Floor

LANDING With a fitted airing cupboard and access to the loft.

MASTER BEDROOM An impressive space with fitted storage, window to front aspect and a separate **DRESSING ROOM** with two large wardrobes and a window to rear aspect. The **ENSUITE** is extensively tiled with a double sized shower cubicle, bath, vanity sink unit, WC, heated towel rail and window to rear aspect.

BEDROOM 2 Window to front aspect, fitted wardrobes and an **ENSUITE** comprising a shower cubicle, WC, heated towel rail, vanity sink unit and window to front aspect.

BEDROOM 3 Window to front aspect.

BEDROOM 4 Fitted wardrobes and window to rear aspect.

BEDROOM 5 Window to rear aspect.

3 Forest End, Kennett, Suffolk, CB8 7RG

BATHROOM Fitted with a bath, WC, fitted storage, wash hand basin and window to rear aspect.

Outside

The front of the property consists of a substantial paved driveway that provides parking for several vehicles and access to the **DOUBLE GARAGE**. The front garden is predominately lawned with a wonderful selection of established shrubs, trees and plants. The rear garden is beautifully presented with a large number of raised flower beds, a lawn, a paved terrace and a **SUMMER HOUSE**.

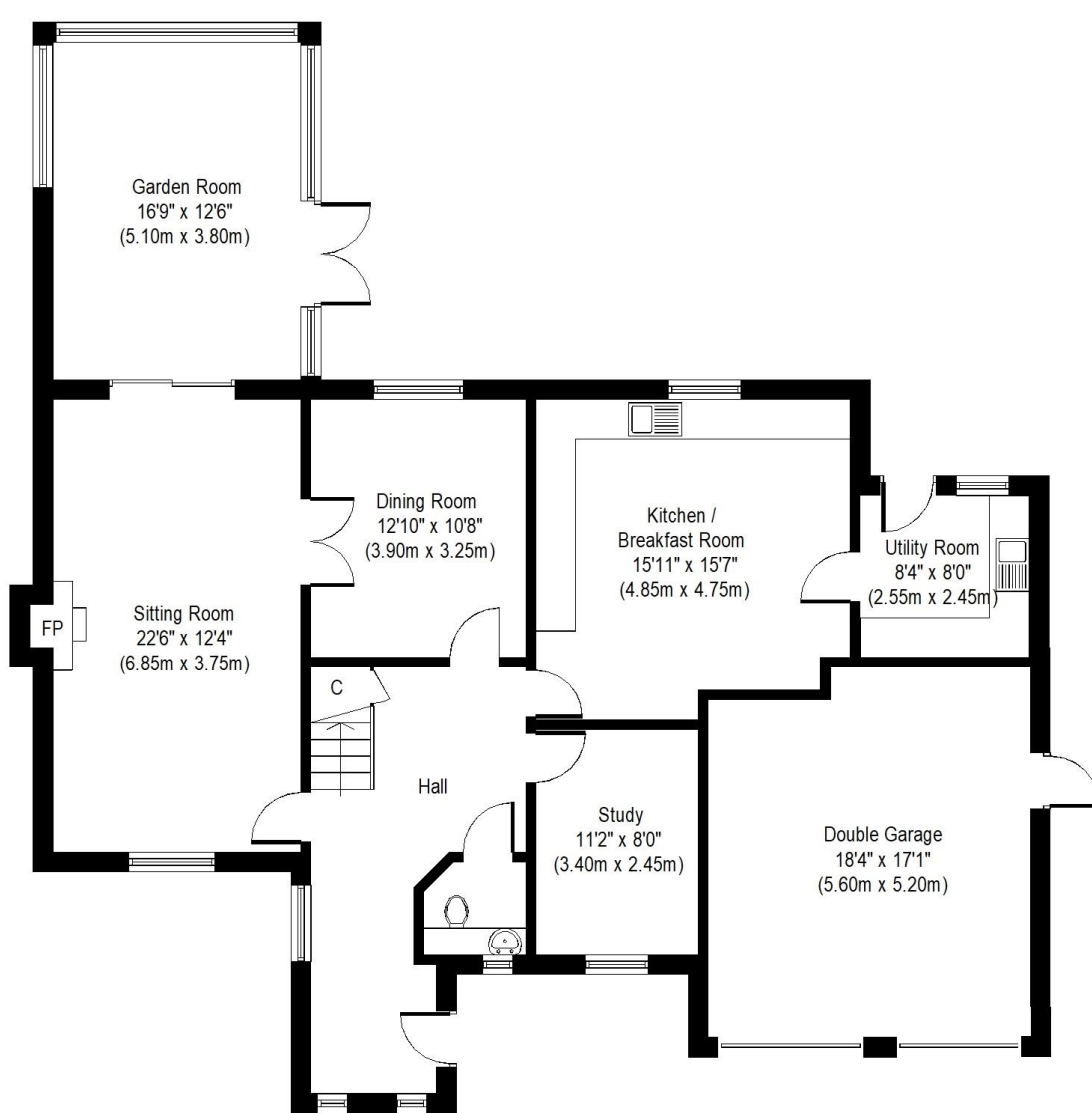
SERVICES Oil fired heating. Mains water, drainage and electricity.
NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

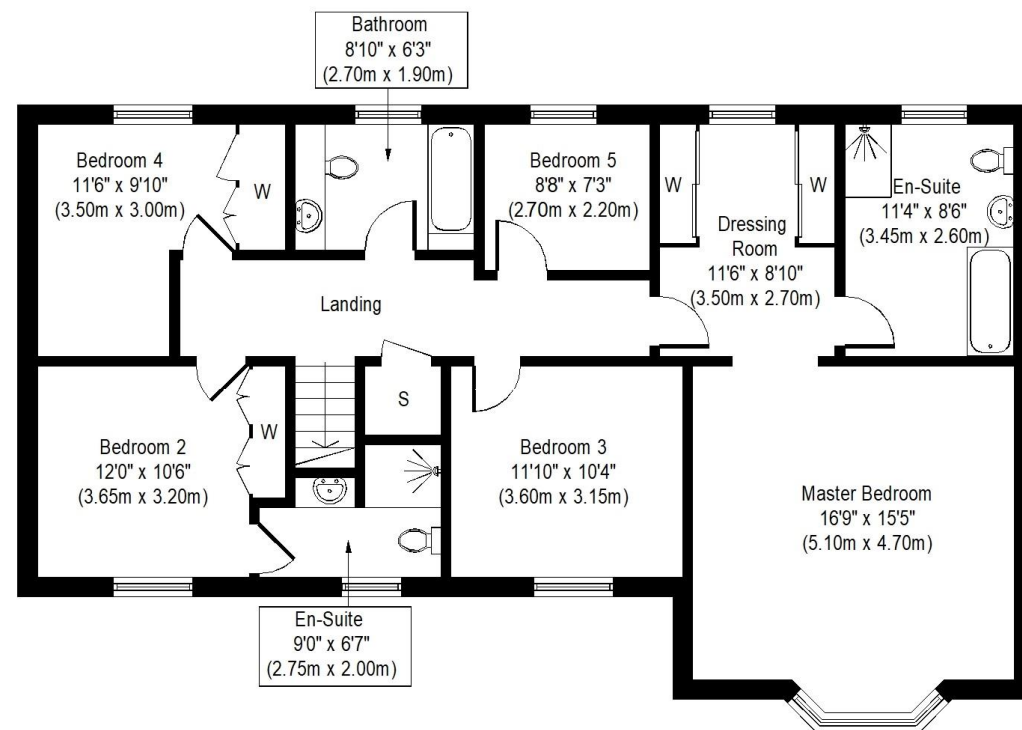
EPC RATING D

VIEWING Strictly by prior appointment only through DAVID BURR.





Ground Floor
Approximate Floor Area
 1576 Sq. ft.
 (146.4 Sq. m.)



First Floor
Approximate Floor Area
 1196 Sq. ft.
 (111.1 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. 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.

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