



Barton Grove, Haverhill, CB9 7PT

**CHEFFINS**

## Barton Grove

Kedington, Haverhill,  
CB9 7PT

- Four Bedrooms & Study
- En-suite Shower Room
- Garage & Driveway
- Village Location
- Extended Accommodation
- Gas Central Heating

Extended Four bedroom semi detached family home with additional study/fifth bedroom. The property is situated in the heart of the sought after village of Kedington and has good sized accommodation with the added benefit of garage & driveway. (EPC rating D)

5 2 1

**Guide Price £360,000**





## LOCATION

### KEDINGTON

Kedington is a conveniently positioned, attractive and well served Suffolk village. The 14th century Grade I Listed Church of St Peter and St Paul betrays the history of the village, but most of the current residential buildings are from the 16th Century onwards. Significant expansion in the twentieth century has brought excellent facilities including newsagents/post office, well regarded butchers, general store and further shops. There is a primary school, public house, doctor's surgery, a recreation ground and public amenity meadows. More comprehensive facilities are available in the nearby town of Haverhill (around 3 miles). Bury St Edmunds & Newmarket are 20 minutes away, with the University city of Cambridge approximately 20 miles away. There are mainline rail stations to London at Audley End (around 16 miles) and Cambridge. London Stansted airport is around 30 miles away

## Entrance Porch

Door to front, tiled flooring, inner doorway into lounge.

## Lounge

Redbrick fireplace with multi fuel burner, wood flooring, window to front, radiator, stairs to landing.

## Kitchen

Range of matching wall and base units with worksurfaces over, range cooker with red brick extractor built over, stainless steel sink with mixer taps, breakfast bar, tiled flooring and tiled splashbacks, space and plumbing for appliances, utility area, inset spot lights, window to rear, radiator. opening through to:

## Dining Room

Tiled flooring, door opening into rear garden, radiator.

## Landing

Two separate loft access, airing cupboard.

## Bedroom One

Window to rear, radiator.

## Bedroom Two

Fitted wardrobes, window to front, radiator.

## Bedroom Three

Window to rear, radiator.

## Bedroom Four

Minimum measurement, Window to front, radiator.

## Ensuite Shower Room

Suite comprising low level W/C, pedestal wash hand basin, shower, radiator, window to side.

## Family Bathroom

Four piece suite comprising low level WC, shower, side panelled bath, vanity wash hand basin, tiled walls, radiator, window to rear.

## Outside:

Front: Block paved driveway, with walled raised garden being mainly laid to lawn. Gated side access.

Garage: Up and over door, side access door, power and light connected. Wall mounted gas boiler, electrics, water softener.

Rear: Good sized rear gardens being fully enclosed by timber fencing, raised sleep section of gardens, red brick garden pond, timber built shed.

## Material Information

Freehold  
Council Tax Band C  
West Suffolk Council

## Special Notes

### SPECIAL NOTES

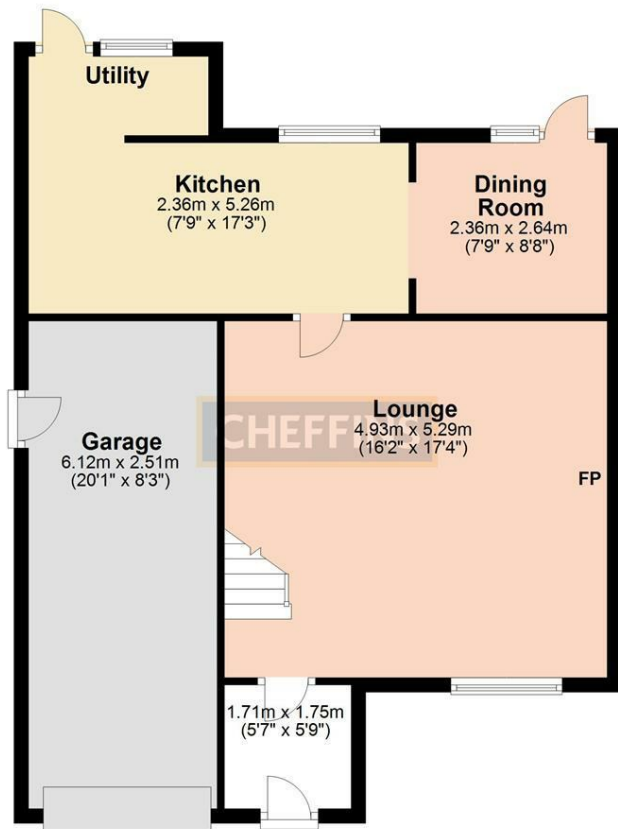
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

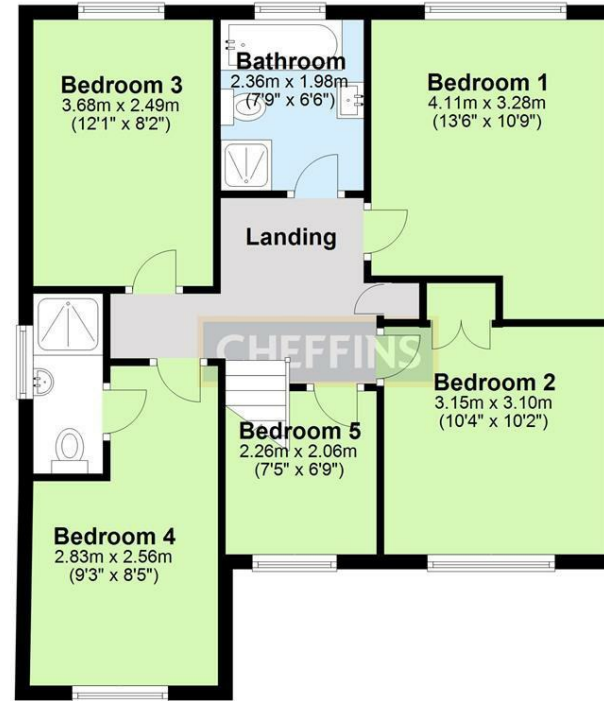
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



### Ground Floor



### First Floor



Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.