



Rectory Road, Kedington, CB9 7QL

CHEFFINS

Rectory Road

Kedington,
CB9 7QL

4 2 3

Guide Price £695,000

- Master Bedroom With Ensuite & Dressing Area
- Three Further Bedrooms
- Grade II Listed
- Versatile Living Accommodation
- Kitchen / Breakfast Room

A rarely available and well presented four bedroom semi detached Grade II listed barn conversion. The property offers versatile living accommodation, including three reception rooms, master bedroom with ensuite and dressing area facilities. There is off road parking and spacious front and rear gardens. Offered for sale with no onward chain. EPC Rating C.





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 a community centre, well regarded butchers, general store and further shops. There is a primary school, public house, a recreation ground and public amenity meadows. More comprehensive facilities are available in the nearby town of Haverhill (around 3 miles). Newmarket is approximately 12 miles north, 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.

GROUND FLOOR

ENTRANCE HALL

Radiator, tiled flooring, door to:

WC

Obscure window, fitted with two piece suite comprising vanity wash hand basin and low-level wc, radiator, tiled flooring.

STUDY

14'7" x 10'11"
Window, radiator.

HALL

Radiator, tiled flooring, stairs, double door to Storage cupboard, double door to Storage cupboard.

SITTING ROOM

23'1" x 14'1"
Window, fireplace, two radiators, french double doors to garden.

DINING ROOM

14'9" x 13'10"
Window to rear, radiator.

KITCHEN/BREAKFAST ROOM

16'2" x 15'11"
Fitted with a matching range of base and eye level units with worktop space over, butler style sink with mixer tap, integrated fridge/freezer, dishwasher and washing machine, electric oven range, five ring gas hob with extractor hood over, two windows to front, tiled flooring. Storage Cupboard.

FIRST FLOOR

LANDING

Two windows to rear, window to side, radiator, door to:

BEDROOM ONE

16'6" x 14'10"
Window, window to side, radiator, door to:

EN-SUITE BATHROOM

Fitted with four piece suite comprising corner bath, pedestal wash hand basin, shower enclosure and low-level WC, heated towel rail, extractor fan, obscure window.

DRESSING ROOM

10'2" x 8'3"
Two windows, radiator.

BEDROOM TWO

13'10" x 8'7"
Window to front, radiator, door to Storage cupboard, door to Airing cupboard.

BEDROOM THREE

13'4 x 7'8
Window to front, radiator, door to wardrobe.

BEDROOM FOUR

11'11" x 8'8"
Window to front, radiator, door to wardrobe.

BATHROOM

Fitted with four piece suite comprising corner bath, vanity wash hand basin, shower enclosure and low-level WC, extractor fan, obscure window, radiator.

OUTSIDE

The property has generous gardens to the front and rear of the property. The property also benefits from off road parking for two vehicles.

AGENTS NOTES

AGENTS NOTE

Tenure - Freehold Grade II Listed
Council Tax Band - F
Property Type - Semi Detached
Property Construction - Brick and wood clad walls with tiled roof
Number & Types of Room - Please refer to floor plan
Square Footage 2163 sq ft
Parking - Driveway for at least two vehicles
Rights Of Way - 2 Tythe Barn have a right of access over the shared driveway
Utilities
Electric Supply - Mains supply
Water Supply - Mains supply
Sewerage - Private septic tank shared with 2 Tythe Barn.
Heating - Gas boiler with radiators and wood burner.
Broadband - Super fast Fibre to cabinet broadband is available
Mobile Signal/Coverage - Good mobile coverage

VIEWINGS


Strictly by appointment with the Agents.

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.

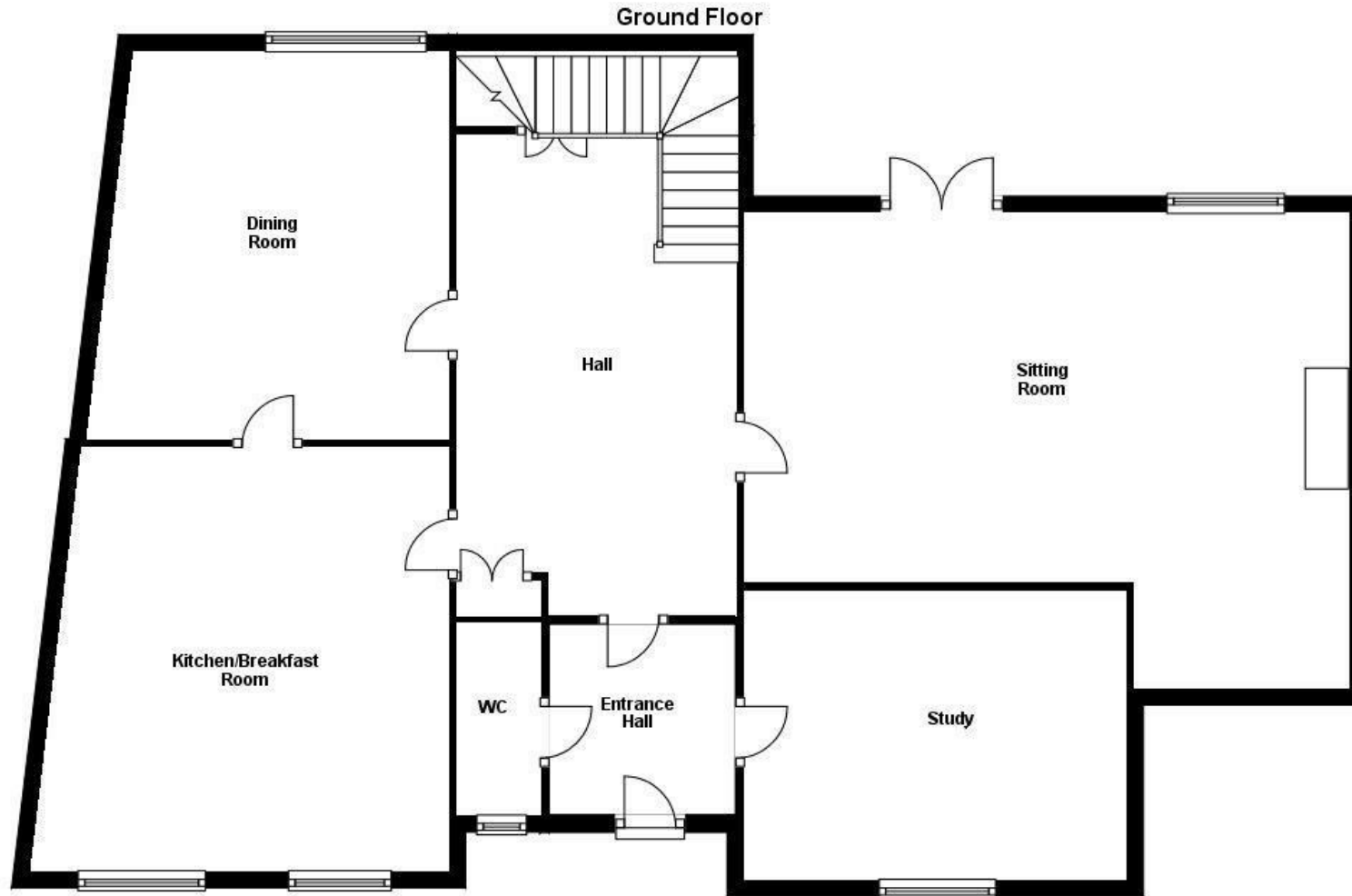




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		75	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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 Local Authority - West Suffolk



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