



Westward Deals, Haverhill, CB9 7PW



Westward Deals

Kedington, Haverhill,
CB9 7PW

- Walking Distance To Local Schools
- Three Double Bedrooms
- Garage
- Four Piece Bathroom Suite
- Open Plan Kitchen/Dining Room
- Gas Central Heating
- Large Lounge
- Corner Plot

Greatly improved three bedroom semi detached house in the sought after village of Kedington, The property has spacious, light & airy accommodation with open plan kitchen/dining room, lounge, three bedrooms, family bathroom, garages & gardens to front and rear. EPC: C

3 1 1

Guide Price £299,995





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, two public houses, doctor's surgery, 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.

Entrance Hall: Double glazed door to side, radiator, stairs to first floor with storage cupboard under and laminate flooring.

Lounge: 18'2" x 11'4" (5.54m x 3.45m). Window to the front, two radiators.

Kitchen/Dining Room: 18'2" x 9'9" (5.54m x 2.97m). Range of matching wall and base units with work surfaces over, ceramic sink with drainer and splash back tiling. Water softener under, Inset mid level oven, electric hob with extractor over and integral dishwasher and space for washing machine. Tiled flooring, door opening onto rear gardens, window to rear, radiator.

Landing: Bedroom One: 18'2" x 11'4">8'9" (5.54m x 3.45m>2.67m). spacious room with Large window to the front, radiator and large storage cupboard fitted wardrobes housing gas boiler.

Bedroom Two: 9'10" x 9'10" (3m x 3m). Window to the rear and radiator, loft access.

Bedroom Three: 9'10" x 8'2" (3m x 2.5m). Window to the rear, loft access and radiator

Bathroom: Re fitted four piece suite with enclosed WC, pedestal sink unit, side

panelled bath, shower unit with glass shower screen and Aqua Lisa shower over, tiled walls and tiled flooring, window to side.

Outside: Rear: Has a corner plot. the garden is mainly laid to lawn area with a gate to the side giving access to the front, patio area, timber built shed, the gated access leads to a parking area where there is a garage on block with parking space in front.

Front: There is a garden laid mainly to lawn with pathway to the side leading to the main entrance door.

AGENTS NOTE

Tenure - Freehold

Council Tax Band - C

Property Type - Semi Detached

Property Construction - Brick with tiled roof

Number & Types of Room - Please refer to floor plan

Square Footage 1011 sq ft

Parking - Single garage with parking space in front

Utilities

Electric Supply - Mains supply

Water Supply - Mains supply

Sewerage - Mains supply

Heating - Gas central heating to radiators.

Broadband - Ultra fast full fibre broadband, fibre to the cabinet

Mobile Signal/Coverage - Good

AGENTS 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.

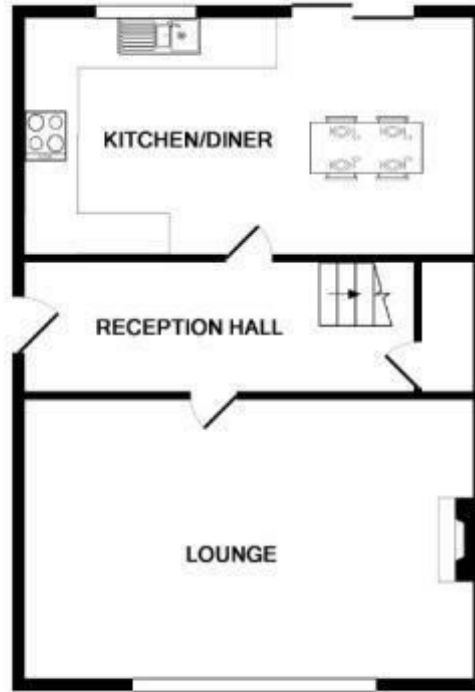
3. Any floor plans are for the purpose of a service to our customers and are intended to be a guide to the layout only. Any floor plans are not to scale and their accuracy cannot be guaranteed.

4. These particulars are believed to be correct but their strict accuracy is not guaranteed neither do they constitute an offer or contract. Dimensions shown have been measured in imperial units and are approximate to within +/-3" with the metric dimensions being automatic conversions from the imperial dimensions.

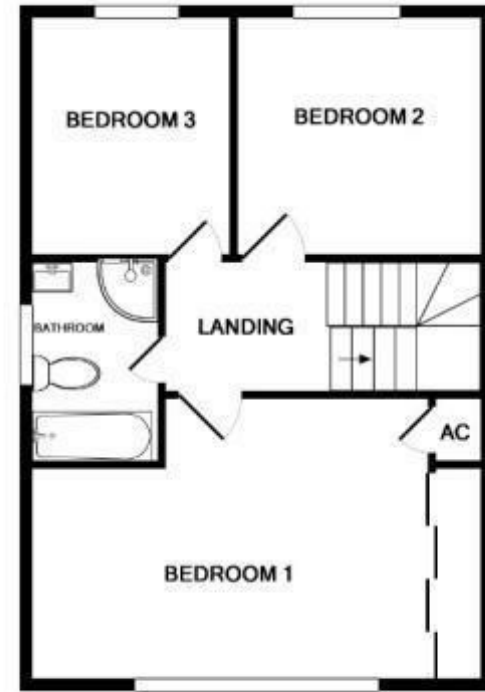
Viewings: Strictly By Appointment Only.







GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	86
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2013.

