



Risbridge Drive, Kedington, CB9 7ZD



## Risbridge Drive

Kedington,  
CB9 7ZD

- Three Bedrooms
- WC
- Dining Room
- Master Bedroom With EnSuite
- Garage & Car Port
- Cul De Sac Location
- No Onward Chain

A rarely available and three bedroom property occupying a cul de sac location within the well served village of Kedington. The property benefits from many fine features including WC, master bedroom with ensuite, good parking including garage and carport. (EPC Rating C)

3 2 1

**Guide Price £335,000**





## LOCATION

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 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). 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, stairs, door to:

**WC** Obscure window, fitted with two piece suite comprising pedestal wash hand basin and low-level wc, radiator.

**KITCHEN** 3.21m x 2.50m (10'6" x 8'2") max. Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, gas oven, four ring gas hob, extractor hood, window to rear, door to carport, door to Storage cupboard.

**DINING ROOM** 3.07m x 2.48m (10'1" x 8'2") Radiator, sliding patio doors to garden, double door to:

**SITTING ROOM** 5.09m x 3.16m (16'8" x 10'5") max Bay window to front, gas fireplace, radiator.

**FIRST FLOOR**

**LANDING** Door to Airing cupboard.

**BEDROOM 1** 3.89m x 3.21m (12'9" x 10'6") Window, radiator, double door to Storage cupboard.

**EN-SUITE SHOWER ROOM** Fitted with three piece

suite comprising shower enclosure, pedestal wash hand basin, low-level WC and extractor fan, obscure window, radiator.

**BEDROOM 2** 3.26m x 3.21m (10'8" x 10'6") Window to front, radiator, double door to fitted wardrobe.

**BEDROOM 3** 4.22m x 2.61m (13'10" x 8'7") max. Dual aspect windows, double door to fitted wardrobe.

**BATHROOM** Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, extractor fan, two obscure windows, radiator.

**OUTSIDE** The property has an enclosed rear garden which is predominantly laid to lawn with an array of fruit trees and shrubs bordering the lawn. Adjacent to the lawn is a shingled area providing an ideal area for seating and entertaining. There is also a door leading to the garage.

**AGENTS NOTE** - For more information on this property, please refer to the Material Information brochure that can be found on our website. <https://sprift.com/dashboard/custom-ipr-report/32-risbridge-drive-haverhill-cb9-7zd/3473413>

**GARAGE** The property has a single garage with up and over door, power and lighting connected.

**DRIVEWAY & CARPORT** Adjacent to the property is a carport and driveway that provides off road parking for at least two vehicles.

**VIEWINGS**

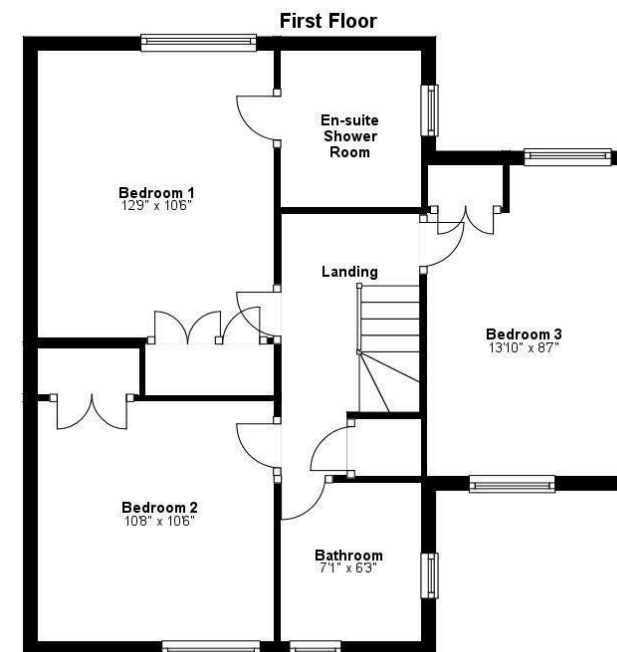
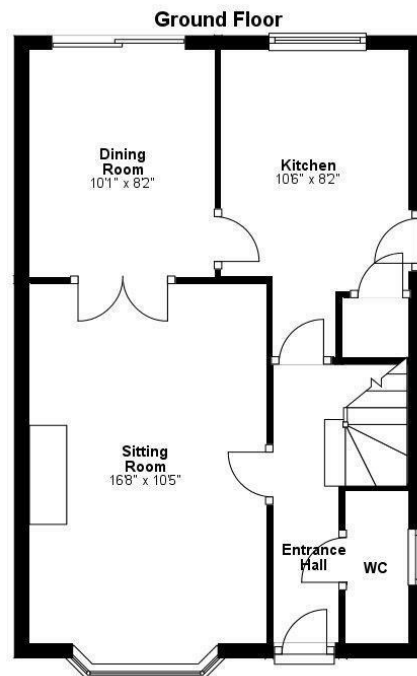
By appointment through the Agents.

**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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>71</b>	<b>84</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £335,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - West Suffolk

27A High Street, Haverhill, CB9 8AD | 01440 707076 | cheffins.co.uk



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.