



Dash End, Kedington, CB9 7QR

CHEFFINS

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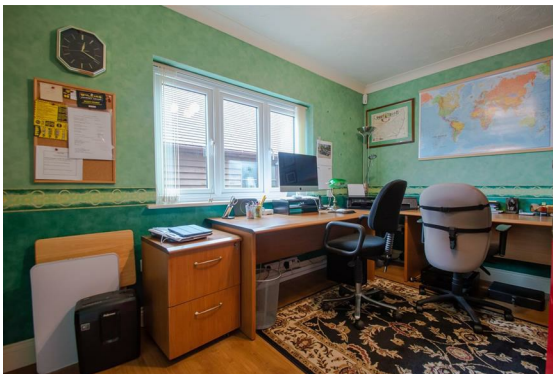
- Desirable Non Estate Location
- Four Bedrooms
- Four Reception Rooms
- Re-Fitted Kitchen
- Utility Room
- Private Rear Garden
- Double Garage & Driveway
- Freehold

A generous four bedroom family home occupying a non estate location within this well served village. The property benefits from many fine features including four reception rooms, master bedroom with en suite facilities, private rear garden and detached double garage. (EPC Rating TBC)

4 2 4

Guide Price £685,000





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, 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

Generous entrance hall with stairs to first floor, doors to:

WC

Fitted with two piece suite comprising low level WC, wash basin, radiator, window.

Sitting Room

French doors leading to the rear garden, Inglenook fireplace with multi-fuel burner, radiator.

Dining Room

Window, radiator

Study

Window, radiator.

Kitchen / Breakfast Room

Recently re-fitted with a matching range of base and eye level units with work tops over, breakfast bar, electric double oven with warming drawer, five ring gas hob, dishwasher and space for fridge/freezer.

Utility Room

Window, sink with Quartz work top, cupboard housing boiler and water softener, plumbing for washing machine, space for fridge freezer.

Family Room

Window, french doors to garden, radiator.

Landing

Window to front, stairs leading to loft space, doors to:

Bedroom One

Two windows, range of fitted wardrobes, Air conditioning fitted, door to:

En Suite Shower Room

Fitted with a three piece suite comprising shower enclosure, low level WC, vanity wash hand basin, radiator.

Bedroom Two

Fitted wardrobes, window, radiator

Bedroom Three

Fitted wardrobes, window, radiator

Bedroom Four

Currently used as a dressing room, window, radiator.

Bathroom

Fitted with four piece suite comprising, panelled bath, shower cubicle, low level WC, radiator.

Loft Room

Accessed via staircase rising centrally into the room, three Velux windows, walk in loft space either end housing the air circulating system and storage areas.

Double Garage

Fitted with double opening doors, power and lighting connected, eaves storage space, window and side access door.

Outside

To the front of the property is shingle driveway providing parking and leading to the double garage. The rear garden is enclosed by timber fencing and is mainly laid to lawn with well stocked flower and shrub borders. There is an attractive timber decked area which is enclosed by balustrading and a second deck area behind the family room.

Agents Note

AGENTS NOTE

Tenure - Freehold

Council Tax Band - F

Property Type - Detached House

Property Construction - Brick with tiled roof

Number & Types of Room - Please refer to floor plan

Square Footage 2214 sq ft

Parking - Double garage with driveway providing off road parking for several vehicles

Utilities

Electric Supply - Mains supply

Water Supply - Mains supply

Sewerage - Mains supply

Heating - Mains Gas central heating to radiators. Multi fuel burner in Sitting Room (untested).

Broadband - Ultra Full fast fibre broadband is available to cabinet

Mobile Signal/Coverage - Likely

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) 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		74	79
EU Directive 2002/91/EC			

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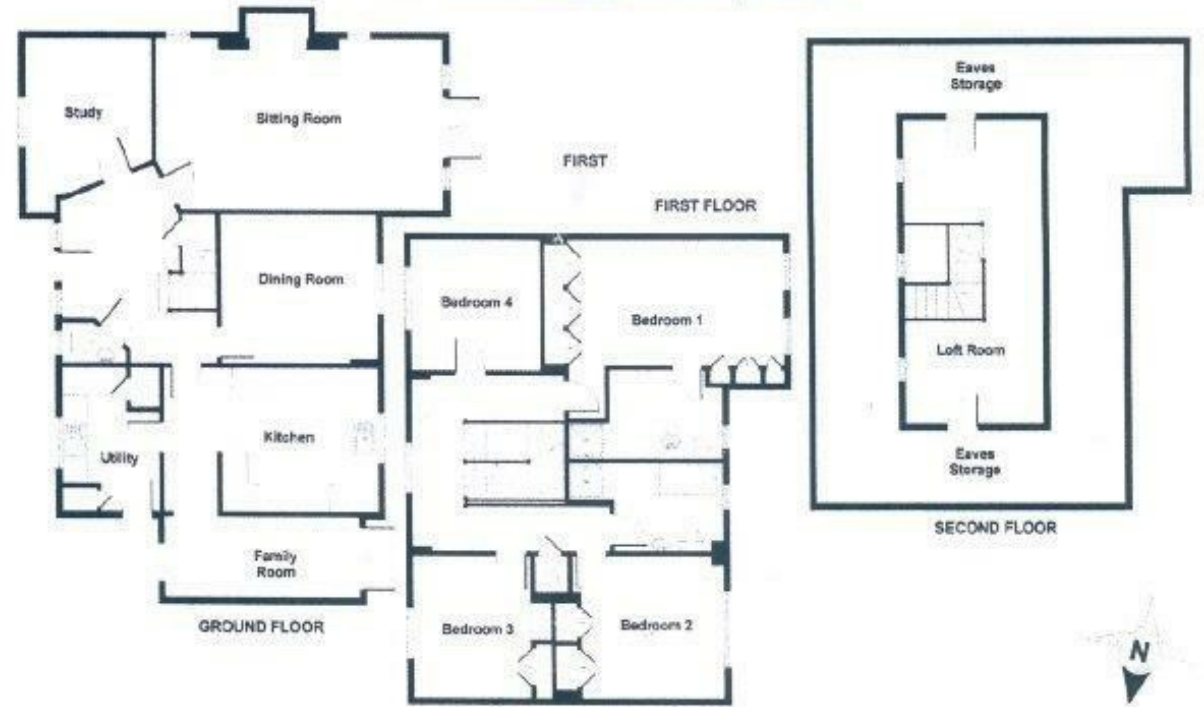
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Local Authority - West Suffolk

Hooters Dash End Kedington Suffolk

APPROX. GROSS INTERNAL FLOOR AREA 2214 SQFT / 205 SQM



Whilst every effort has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no disclaimer is given for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in the specification have not been tested by Cheffins and no guarantee as to their operating quality or their efficiency can be given.

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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.