



Kings Hill, Kedington, CB9 7NA

**CHEFFINS**

## Kings Hill

Kedington,  
CB9 7NA

- Extended Accommodation
- Generous Plot
- Garage & Driveway
- Four Good Sized Bedrooms
- Ensuite to Master
- Re fitted Kitchen/ Family Room
- Re Fitted Bathroom
- Situated In The Heart Of The Village
- Gas Central Heating

Fantastic extended four bedroom semi detached house situated on a generous plot with large front and rear gardens, The property has been vastly improved by the current owners and has further potential for extension STP. (EPC Rating D)

4 2 2

Guide Price £445,000





## 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.

Full description  
Tenure: Freehold

A charming and extended four bedroom semi-detached property situated within a stone's throw of the village amenities, recreational playing fields and public house offering tastefully presented, generously proportioned living accommodation, including a particularly well designed open-plan kitchen/family room.

**PORCH** With quarry tile flooring, wall mounted gas boiler, staircase to the first floor and doors leading through to:

**KITCHEN/BREAKFAST ROOM** 14' 11" x 9' 5" (4.55m x 2.87m) A light and spacious open-plan space with a range of built-in wall and base units under solid worktop with chrome sink inset. Integrated appliances include a Rangemaster oven with five ring gas hob. Space and plumbing for a slimline dishwasher, fridge/freezer. Utility cupboard with space and plumbing for a washing machine and tumble drier. Pantry cupboard and an opening through to the family area.

**FAMILY ROOM** 16' 3" x 13' 9" (4.95m x 4.19m) With plenty of space for a dining table and chairs, bi-fold doors lead to

the garden.

**SITTING ROOM** 15' 0" x 10' 11" (4.57m x 3.33m) A charming reception room with outlook to the front aspect, fireplace featuring a log burning stove inset, fitted shelving and storage into the recesses, picture rail and opening through to the:

**GAMES ROOM** 10' 3" x 5' 11" (3.12m x 1.8m) With plenty of space for the children's toys and door opening to the garden.

## FIRST FLOOR

**LANDING** With access to the roof space and rooms off.

**MASTER BEDROOM** 10' 11" x 10' 3" (3.33m x 3.12m) Built into the rear extension with outlook to the rear. A spacious double bedroom vaulted to the ceiling with En-Suite comprising tiled shower cubicle, vanity sink unit, WC and heated towel rail.

**BEDROOM 2** 15' 1" x 9' 6" (4.6m x 2.9m) A spacious double bedroom with outlook to the side and overstairs storage cupboard.

**BEDROOM 3** 11' 0" x 7' 8" (3.35m x 2.34m)

Another double bedroom with outlook to the front aspect.

**BEDROOM 4** 7' 10" x 7' 7" (2.39m x 2.31m) With outlook to the rear.

**BATHROOM** 10' 2" x 5' 0" (3.1m x 1.52m) Stylishly fitted with a panelled bath with shower over, vanity sink unit, WC, heated towel rail and extensively tiled walls and floor.

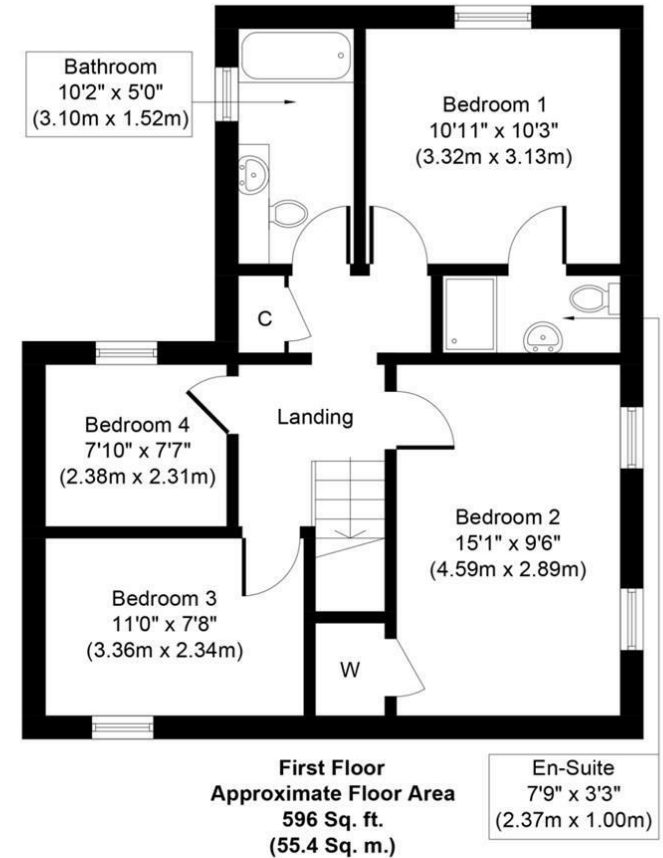
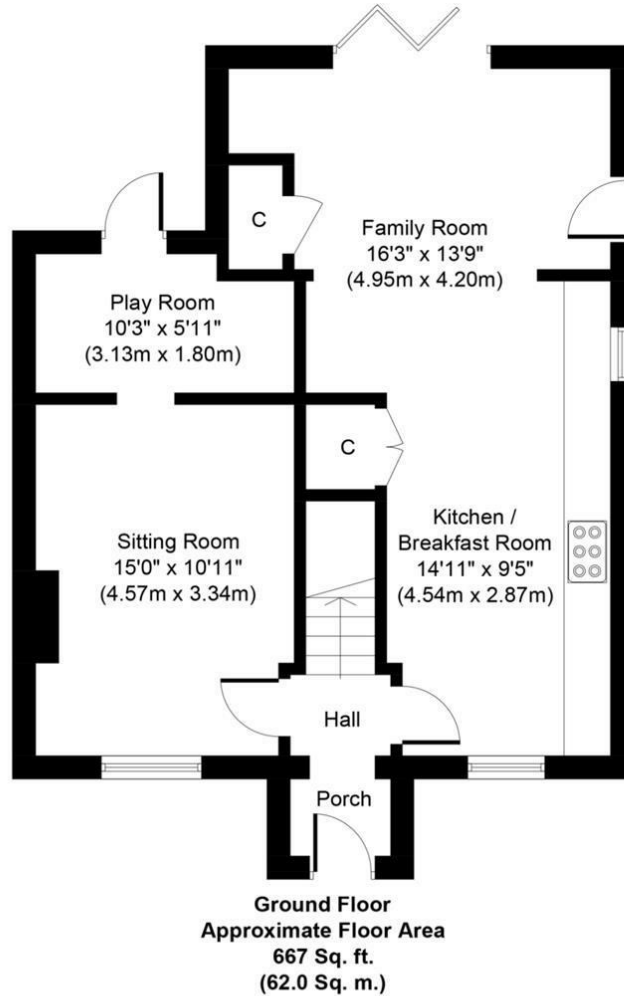
**OUTSIDE** The property is approached via a driveway providing parking for multiple vehicles in turn leading to the front garden which is predominantly lawned with a range of mature trees and shrubs and pathway leading to the front door. A side access leads through to the rear of the property with an extensive side terrace and paved dining terrace to the rear, set adjacent to an area of traditional lawn with mature borders.

**Garage/Office:** 13'8 x 9'9 Garage space with ability to be used as office space with spotlights, flooring laid and loft access for storage. base cupboards installed.

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







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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

Viewings  
By appointment through the agents.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	
England & Wales	EU Directive 2002/91/EC

Guide Price £445,000

Tenure - Freehold

Council Tax Band - C

Local Authority - West Suffolk

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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.