



Cordwainer Close, Haverhill, CB9 7ZG

**CHEFFINS**



## Cordwainer Close

Kedington, Haverhill,  
CB9 7ZG

- Charming Village of Kedington
- Open Plan Kitchen/Family Room
- Four Reception Rooms
- Five Generous Bedrooms
- Two Ensuites
- Single Garage and Large Driveway
- Freehold
- EPC Rating TBC

A charming five bedroom detached house nestled in the heart of Kedington within this highly desirable private cul de sac adjacent to the village nature reserve. The property is immaculately presented throughout and benefits from many fine features including a welcoming open plan kitchen/family room, three bathrooms, garage and large driveway offering ample parking. (EPC B)

5 3 4

**Guide Price £650,000**





## 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.



## GROUND FLOOR

### ENTRANCE HALL

Radiator, under stairs storage, stairs to first floor, doors to:

### LIVING ROOM

6.22m x 3.91m (20'4" x 12'9") Window, radiator, gas fireplace, French doors to garden.

### KITCHEN/FAMILY ROOM

4.45m x 2.97m (14'7" x 9'8") Fitted base and eye level units, induction hob, twin oven, space for fridge/freezer, integrated dishwasher, one and half bowl ceramic sink, breakfast bar, French doors to garden, open to:

### UTILITY

2.36m x 2.13m (7'8" x 6'11") Plumbing for washing machine, space for tumble dryer, half bowl ceramic sink, radiator, window, door to:

### DINING ROOM

4.93m x 3.51m (16'2" x 11'6") Window, radiator, door to garden, door to garage.

### SNUG

3.63m x 3.05m (11'10" x 10'0") Window, radiator.

### WC

Two piece suite comprising vanity hand wash basin, low wc, obscure window, heated towel rail.

## FIRST FLOOR

Storage cupboard, doors to:

### BEDROOM ONE

6.45m x 3.68m (21'1" x 12'0") Range of fitted wardrobes, two Velux windows, two radiators.

### ENSUITE

Three piece suite comprising shower enclosure, wc, vanity hand wash basin, heated towel rail, obscure window.

### BEDROOM TWO

4.42m x 3.05m (14'6" x 10'0") Double wardrobe, window to front, radiator.

### ENSUITE

Four piece suite comprising panelled bath, shower enclosure, wash hand basin, low wc, heated towel rail, obscure window, extractor fan.

### BEDROOM THREE

3.81m x 3.63m (12'5" x 11'10") Fitted wardrobe, window to front, radiator.

### BEDROOM FOUR

3.10m x 2.13m (10'2" x 6'11") Window to front, radiator.

### BEDROOM FIVE

3.91m x 2.69m (12'9" x 8'9") Window, fitted wardrobe, radiator.

## BATHROOM

Four piece suite comprising panelled bath, shower enclosure, wash hand basin, low wc, heated towel rail, obscure window, extractor fan.

## OUTSIDE

Immediately upon leaving the property you step onto a large patio area perfect for plenty of seating. There are steps up to the garden which is predominantly laid to lawn, with raised beds to the rear. There is a covered BBQ cooking area and feature fish pond that makes this garden truly stand out. On the side of the property is an additional brick storage shed which is currently being used as a bar, this has an access door to the driveway at the front of the property. The garden is enclosed by timber fencing and has a side access gate.

## GARAGE

4.85m x 3.43m (15'10" x 11'3") Two garages

adjacent to the property with up and over door, power and lighting connected. Second garage connected on the right hand side is an irregular shape and tapers to a point, therefore suitable for storage, bikes, workshop etc, door to rear.

## AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

Viewings - By appointment through the selling 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		
(92-100) <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		
England & Wales	75	82
EU Directive 2002/91/EC		

Guide Price £650,000

Tenure - Freehold

Council Tax Band - F

Local Authority - West Suffolk

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

**Approximate Gross Internal Area 2262 sq ft - 210 sq m**

Ground Floor Area 1110 sq ft - 103 sq m

First Floor Area 1152 sq ft - 107 sq m

Second Floor Area 242 sq ft - 22 sq m

