



White Horse Road, Haverhill, CB9 7NL

**CHEFFINS**



## White Horse Road

Kedington, Haverhill,  
CB9 7NL

- Desirable Village Location
- Generous Accommodation
- Master Bedroom With Ensuite
- Double Garage And Driveway
- Four Bedrooms
- Kitchen/Diner
- Utility
- Freehold
- EPC Rating C

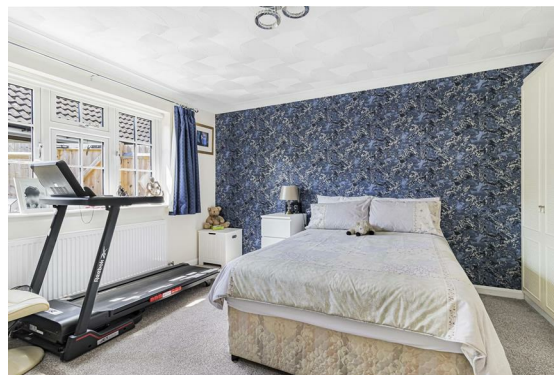
A well presented four bedroom detached bungalow occupying a wonderful position within the highly sought after village of Kedington. The property is situated on a generous plot benefitted by master with ensuite, double garage and driveway. (EPC rating C)

4 2 2

**Guide Price £490,000**







## 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/DINING ROOM

4.85m x 3.10m (15'10" x 10'2") Currently used as a Dining Area. Double door to kitchen/ breakfast room, double door to:

## LIVING ROOM

4.93m x 4.47m (16'2" x 14'7") Two windows to front, fireplace, patio door, door to:

## KITCHEN/BREAKFAST ROOM

5.87m x 3.30m (19'3" x 10'9") Refitted with matching wall and base level units with worktops over, space for range cooker, extractor, sink with mixer tap, feature island with storage under, radiator, window to side, window to rear.

## UTILITY

2.18m x 2.11m (7'1" x 6'11") Wall and base level units, plumbing for washing machine, space for tumble dryer, stainless steel sink, storage cupboard, door to garden.

## BEDROOM ONE

4.42m x 3.61m (14'6" x 11'10") Fitted wardrobes, window to rear.

## ENSUITE

Refitted with a shower enclosure, vanity hand wash basin, low wc, heated towel rail, obscure window, extractor fan.

## BEDROOM TWO

3.63m x 3.61m (11'10" x 11'10") Fitted wardrobes, radiator, window to front.

## BEDROOM FOUR/STUDY

3.05m/3.05m x 2.21m (10'0"/10'0" x 7'3") Used as a study. Storage cupboard, radiator, window to side.

## BEDROOM THREE/SNUG

3.56m x 3.00m (11'8" x 9'10") Radiator, window to front.

## BATHROOM

Refitted with corner bath, shower cubicle, vanity wash hand basin, low wc, heated towel rail, obscure window.

## OUTSIDE

Front garden laid to lawn with mature shrub borders, driveway for approximately four vehicles, double garage with up and over door and pedestrian door to side. The rear garden is easily accessible from either side of the property or the utility room door, and comprises immediate patio area with a couple of steps up to the landscaped lawn where there is an additional paved area ideal for seating and entertaining. The garden is enclosed by conifer hedging 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 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.











**Approximate Gross Internal Area 1406 sq ft - 131 sq m**  
Garage Area 312 sq ft – 29 sq m



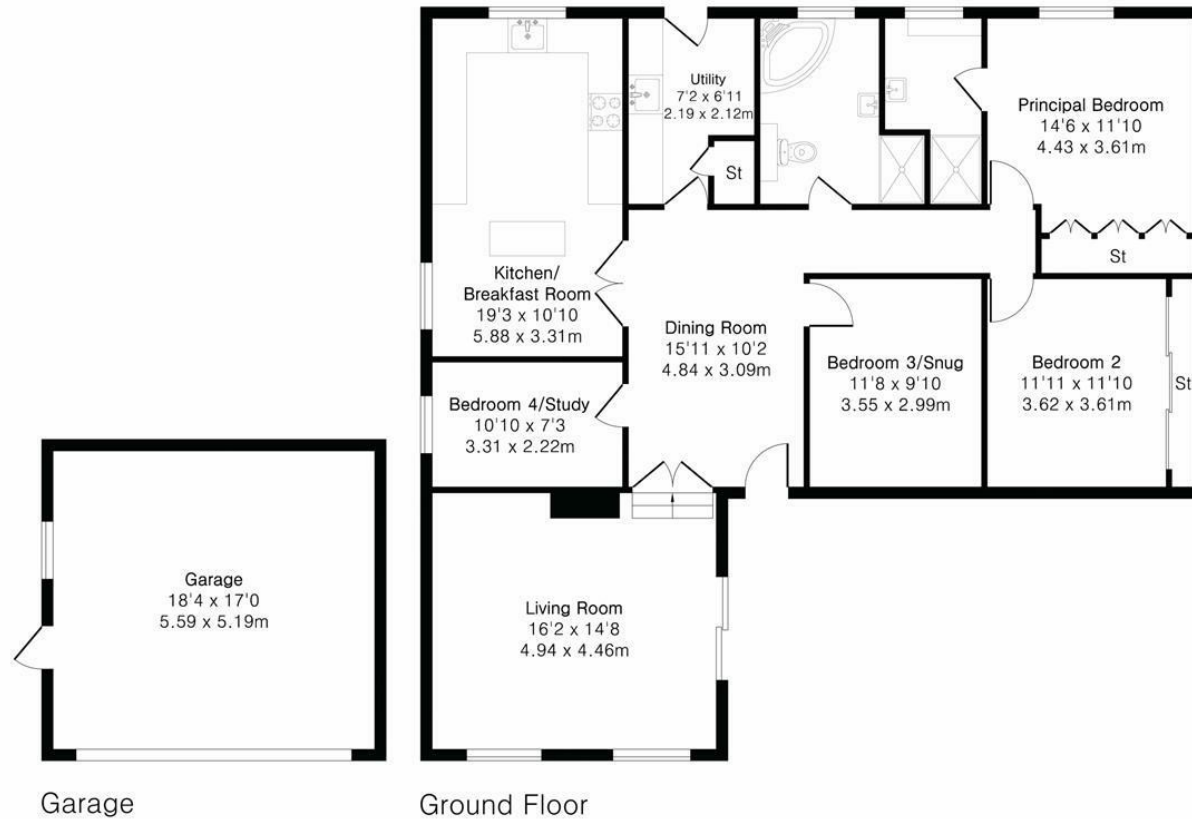
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £490,000

Tenure – Freehold

Council Tax Band – E

Local Authority – West Suffolk



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**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.

27A High Street, Haverhill, CB9 8AD | 01440 707076 | [cheffins.co.uk](http://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.

