



Kings Meadow, Kedington, CB9 7NH

CHEFFINS

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Kedington,
CB9 7NH

A truly immaculate three bedroom semi detached property occupying an elevated position within the well served village of Kedington. The property has a beautiful open plan kitchen/diner, re-fitted bathroom suite, single garage, driveway and generous gardens providing the opportunity to extend (stp) EPC Rating TBC

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.

3 1 1

Guide Price £335,000





GROUND FLOOR

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

ENTRANCE HALL Radiator, stairs, door to:

SITTING ROOM 4.66m x 3.65m (15'3" x 12') Window to front, fireplace with multifuel burner, t.v point, radiator, double doors to:

KITCHEN/DINER 5.64m x 3.45m (18'6" x 11'4") Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl sink with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, eye level electric oven, four ring hob with extractor hood over, window to rear, radiator, french double doors to garden.

FIRST FLOOR

LANDING Window to side, door to Airing cupboard, door to:

BEDROOM 1 3.50m x 3.00m (11'6" x 9'10") Window to front, radiator, sliding door to fitted wardrobes.

BEDROOM 2 3.05m x 2.50m (10' x 8'2") Window to rear, radiator, double door to fitted wardrobes.

BEDROOM 3 2.73m x 2.53m (8'11" x 8'4") max Window to front, radiator, door to Storage cupboard.

BATHROOM Recently refitted with three piece suite comprising panelled bath with shower attachment over, vanity wash hand basin and low-level WC, heated towel rail, obscure window to rear.

OUTSIDE The property has a beautiful garden with an immediate patio area which extends to the side of the property. Steps lead

up to a raised lawn area which is enclosed by timber fencing. To the side of the property is an additional lawned area with side access gate leading to the front of the property. There is a timber summer house and access to the garage and driveway. The property occupies a generous plot with the potential to extend to the side of the property (stp).

GARAGE & DRIVEWAY The property has a single garage which is currently divided into two sections, this could easily be changed back to make a full single garage. The garage has power and lighting connected.

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.

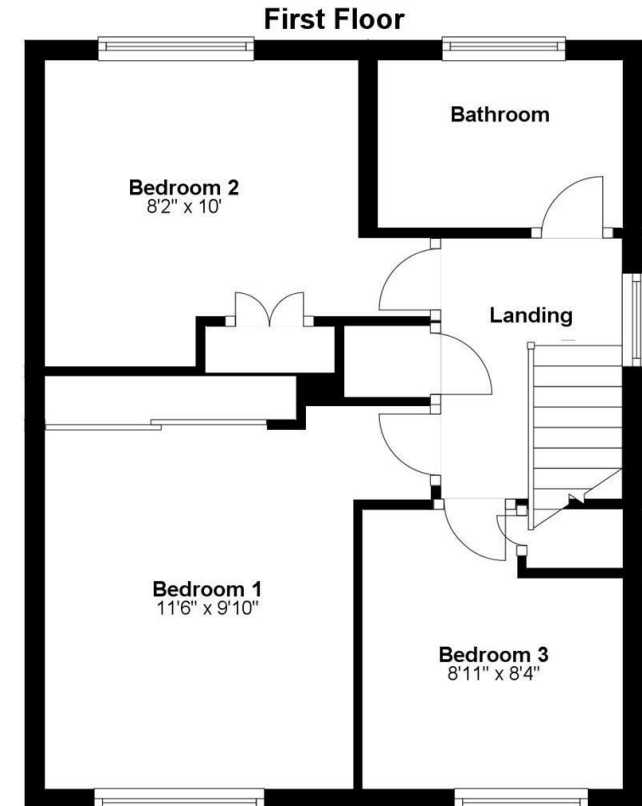
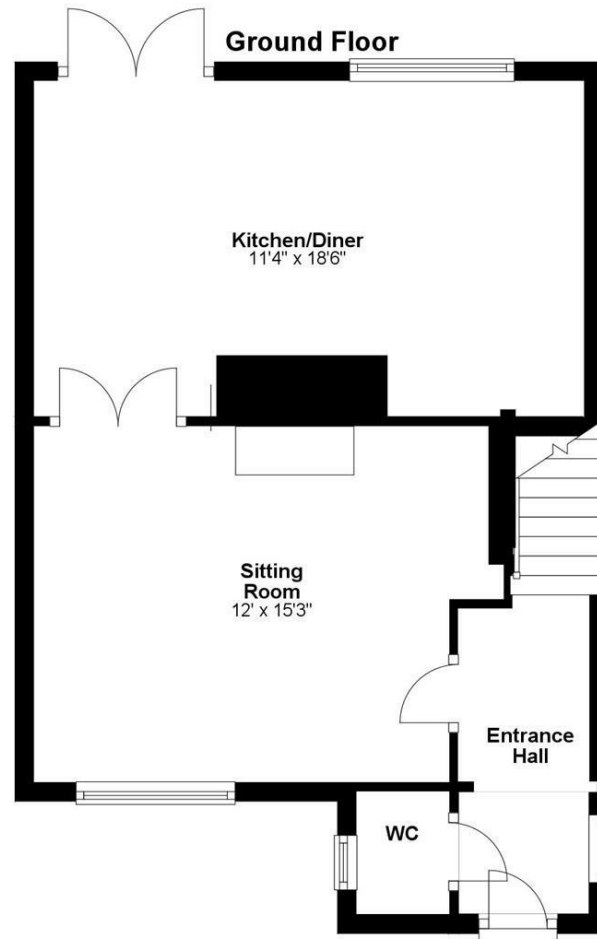
SPECIAL NOTES 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		85	
(81-91) B			
(69-80) C	71		
(55-68) D			
(39-54) E			
(21-38) F		85	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



Guide Price £335,000

Tenure - Freehold

Council Tax Band - B

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.

