



Rectory Road, Kedington, CB9 7QL

CHEFFINS

Rectory Road

Kedington,
CB9 7QL

3 2 2

Guide Price £575,000

- Double Garage & Driveway
- Large Plot
- Gas Central Heating
- Impressive Kitchen/Dining Room
- Two Bathrooms & Shower Rooms
- River Views
- Peaceful Location
- Three Bedrooms
- Large Master Bedroom With Ensuite

Substantial three bedroom detached bungalow situated in a idyllic plot in the village of Kedington. The property has beautiful accommodation with a wealth of light and an impressive kitchen with Island over looking the superb gardens. (EPC Rating D)





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 community centre, 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

ENTRANCE PORCH Tiled flooring, light, door into:

ENTRANCE HALL: Double glazed door, two double glazed, windows, loft access (part boarded).

LOUNGE: 22' 09" x 13' 07" (6.93m x 4.14m) Double glazed patio door opening onto raised decking, double glazed windows, wood burner, double doors opening onto kitchen/dining room. two radiators.

DINING ROOM: 13' 08" x 11' 3" (4.17m x 3.43m) French doors with views over attractive gardens, Karndean flooring, double doors into lounge, radiator.

KITCHEN: 13' 08" x 11' 3" (4.17m x 3.43m) Beautiful re fitted country style kitchen with centre island with base units with granite work surface over & integral wine cooler, Range of wall and base units with solid wood work surface, butler style sink with mixer taps over, cooker, space for fridge freezer, integral dishwasher, integral washing machine, Karndean flooring, inset spot lights, double glazed window, double glazed door.

INNER HALLWAY: Airing cupboard with gas boiler.

BEDROOM 1: 16' 5" x 11' 6" (5m x 3.51m) max measure 15' 4" (4.67m) Fitted bedroom furniture with wardrobes and drawers, two double glazed windows, radiator.

EN SUITE 9' 08" x 7' 2" (2.95m x 2.18m) Suite comprising W.C, corner bath with shower over, shower cubicle with tiled walls, fitted bathroom cabinets, half tiled walls, heated towel rail, double glazed window.

BEDROOM 2: 13' 0" x 9' 9" (3.96m x 2.97m) Double glazed window, radiator.

BEDROOM 3: 9' 09" x 7' 2" (2.97m x 2.18m) Double glazed window, laminate flooring, radiator.

SHOWER ROOM: Suite comprising shower cubicle with tiled walls, low level WC, vanity wash hand basin, heated towel rail, inset spot lights, half tiled walls, laminate flooring.

OUTSIDE: Front: attractive frontage with laid to lawn gardens, driveway with ample parking leading to double garage: 18' 7" x 16' 4" (5.66m x 4.98m) up and over style door, power and light connected, rear door. Rear: The gardens are a huge asset to the property with substantial laid to lawn gardens with an array of flower and shrub borders overlooking the river, there is a range of fruit trees and vegetable planters, Raised decked seating area which is ideal for enjoying sunny days in

this tranquil setting.

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

<https://sprift.com/dashboard/custom-ipr-report/rivermead-rectory-road-haverhill-cb9-7ql/3435213>

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		82
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £575,000
 Tenure – Freehold
 Council Tax Band – E
 Local Authority – West Suffolk Council







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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.