



Risbridge Drive, Kedington, CB9 7ZD

**CHEFFINS**



## Risbridge Drive

Kedington,  
CB9 7ZD

- Re Fitted Open Plan Kitchen/Dining Room
- Conservatory Extension
- Sought After Location
- Rarely Available
- Garage & Driveway
- Master Bedroom With Ensuite
- Re Fitted Bathroom
- Attractive Gardens
- Downstairs WC
- Walking Distance To Local Primary School

Rarely available three bedroom detached family home situated on a sought after cul de sac in the attractive village of Kedington. The property has been vastly improved by the current owners with a re fitted kitchen/dining room, re fitted bathroom and ensuite. (EPC Rating C)

3 2 1

**Guide Price £385,000**







## LOCATION

### KEDINGTON

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 newsagents/post office, well regarded butchers, general store and further shops. There is a primary school, public house, doctor's surgery, a recreation ground and public amenity meadows. More comprehensive facilities are available in the nearby town of Haverhill (around 3 miles). Bury St Edmunds & Newmarket are 20 minutes away, 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

Radiator, door to cloakroom, laminate flooring stairs rising to first floor.

## Downstairs Cloakroom

Suite comprising low level WC, wash hand basin, radiator, double glazed window with built in shutter blind.

## Sitting Room 13'8" x 11'2" 4.2m x 3.4m

Grey carpet, two radiators, double glazed window to front with built in shutter blind.

## Kitchen/Dining Room 10'2" x 17'6" 3.1m x 5.3m

Re fitted kitchen with range of matching wall and base units with built in appliances including fridge freezer, washing machine, dishwasher, double oven with gas hob, ceramic sink with mixer taps, tiled flooring and tiled splashbacks, breakfast bar, laminate flooring to dining area, side access door, understairs storage, patio doors to conservatory, radiator.

## Conservatory

12'6" x 9'2" 3.8m x 2.8m  
UPVC double glazed with polycarbonate roof, laminate floor, double glazed windows and double doors opening onto rear garden.

## First Floor Landing

## Loft hatch to loft area, airing

cupboard, double glazed window with built in shutter blind.

## Master Bedroom 11'2" x 10'8" 3.4m x 3.3m

Radiator, double glazed window with built in shutter blind.

## En-suite Shower Room

Re fitted suite comprising low level WC, vanity wash hand basin, tiled shower enclosure, tiled walls and flooring, heated towel rail, double glazed window with built in shutter blind.

## Bedroom Two

11'2" x 9'5" 3.4m x 2.9m

Laminate floor, radiator, double glazed window with built in shutter blind.

## Bedroom Three

7'6" x 7'2" 2.3m x 2.2m

Radiator, double glazed window with built in shutter blind.

## Bathroom

Re fitted suite comprising low level WC, vanity wash hand basin with storage below, panelled bath with shower attachment, tiled walls, double glazed window with built in shutter blind, heated towel rail.

## Outside

Front: The property benefits from a drive

providing parking for two vehicles in front of the GARAGE with electric roll up door, power and lighting.

Rear: Good sized landscaped rear garden has a pergola seating terrace, the remainder is lawned and in all offers a great deal of seclusion and privacy, electric outlets and water supply.

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.













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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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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.



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