



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)

















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 kicthen 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" \times 10'8" 3.4m \times 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.









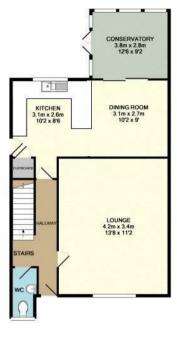






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GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the Soor plan contained here, measurement of doors, windows, locents and any other teams are approximate and no reaponability is taken to any electrometers of the season of the se





