



Barton Drive, Kedington, CB9 7PS

CHEFFINS

Barton Drive

Kedington,
CB9 7PS

A four bedroom detached property situated in the charming village of Kedington. Benefitting from a generous kitchen/diner, utility room, brand new boiler with 5 year guarantee, and driveway for two vehicles. (EPC Rating C)

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.

4 1 3

Guide Price £395,000





GROUND FLOOR

ENTRANCE HALL

Window to front, understairs storage cupboard, stairs to first floor, doors to:

LIVING ROOM

Window to front, feature fireplace, radiator, double doors to:

KITCHEN/DINING ROOM

Fitted with base and eye level units, ceramic sink, space for cooker, integrated dishwasher, electric cooker and hob with extractor over, storage cupboard, window to side, radiator, door to conservatory, door to hallway, door to:

UTILITY

Fitted with base and eye level units, one and a half bowl ceramic sink, plumbing for washing machine, integrated fridge/freezer, space for tumble dryer, radiator, door to front garden, door to rear garden, door to:

SHOWER ROOM

Three piece suite comprising low level wc, vanity hand wash sink, shower enclosure, heated towel rail, obscure window.

CONSERVATORY

Upvc construction, French doors to rear garden.

FIRST FLOOR

LANDING

Storage cupboard, access to loft with loft ladder, brand new boiler with 5 year guarantee located in the loft, window to side, doors to:

BEDROOM ONE

Window to front, radiator, door to:

WC

Two piece suite comprising low level wc, vanity hand wash basin.

BEDROOM TWO

Window to rear, radiator.

BEDROOM THREE

Window to rear, radiator. This was previously the bathroom and has all plumbing to return this back to a bathroom.

BEDROOM FOUR

Window to front, radiator.

OUTSIDE

A generous rear garden, with a covered paved patio area perfect for seating. The remainder of the garden is laid lawn, enclosed by timber fencing with a side access gate to the front of the property. A timber shed and separate workshop (power and lighting connected) sit to the rear of the garden.

PARKING

Driveway for two vehicles to the front of the property.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	74
EU Directive 2002/91/EC		

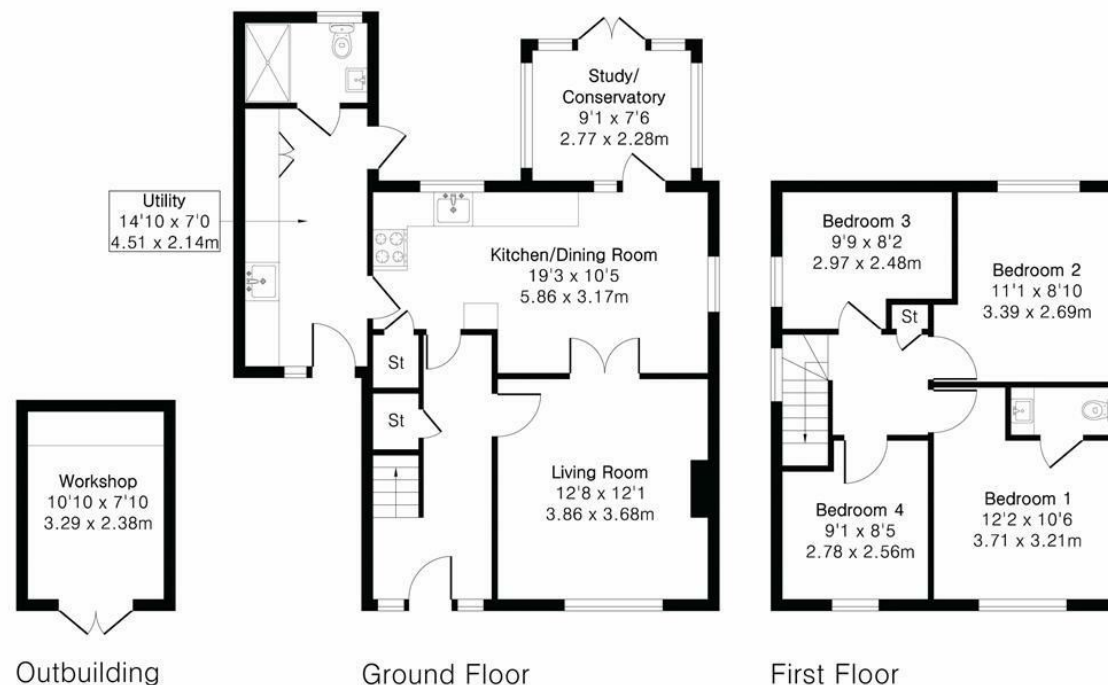
Guide Price £395,000
 Tenure – Freehold
 Council Tax Band – C
 Local Authority – West Suffolk

Approximate Gross Internal Area 1116 sq ft - 104 sq m (Excluding Outbuilding)

Ground Floor Area 666 sq ft – 62 sq m

First Floor Area 450 sq ft – 42 sq m

Outbuilding Area 84 sq ft – 8 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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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