



Rectory Road, Kedington, CB9 7QL

CHEFFINS

Rectory Road

Kedington, Kedington,
CB9 7QL

**** No Onward Chain **** An immaculate and spacious two bedroom, detached bungalow in the sought after village of Kedington. Benefitting from many fine features including a generous living/dining room, boot room/utility, garage, driveway and workshop. (EPC Rating ...)

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.

2 1 2

Guide Price £385,000





BOOT ROOM

Window to front, vaulted ceiling, matching wall and base units, plumbing for washing machine, space for tumble dryer, door to front, door to rear garden.

ENTRANCE HALL

Stairs to loft room, doors to:

KITCHEN/BREAKFAST ROOM

Fitted with matching base and eye level units with worktop over, one and half bowl stainless steel sink, plumbing for dishwasher, space for fridge/freezer, eye level double oven, four ring gas hob with extractor over, radiator, dual aspect windows.

LIVING/DINING ROOM

Patio doors to garden, two radiators, window to side.

BEDROOM ONE

Two fitted wardrobes, window to front, radiator.

BEDROOM TWO

Fitted wardrobes, window to rear, radiator.

SHOWER ROOM

Three piece suite comprising walk in shower enclosure, pedestal hand wash basin, low wc, radiator, obscure window.

SIDE PORCH

Door to side.

LOFT ROOM

Velux window, radiator, door to loft storage area, storage cupboards.

GARAGE AND DRIVEWAY

Single garage with wooden hinge doors, power

and lighting connected. Side access door to driveway for 2 vehicles.

OUTSIDE

A generous and private rear garden, with immediate patio for seating upon leaving the property. The remainder of the garden is laid to lawn, with mature shrubs and plants, enclosed by timber fencing and hedging. There is additional storage with a large workshop and greenhouse to the side. Side access gate to front garden.

AGENTS NOTE

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

We have been advised by the vendor that there is asbestos in the shed roof.

Viewings Strictly by appointment through the selling 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	73	79
EU Directive 2002/91/EC		

Guide Price £385,000

Tenure – Freehold

Council Tax Band – D

Local Authority – West Suffolk

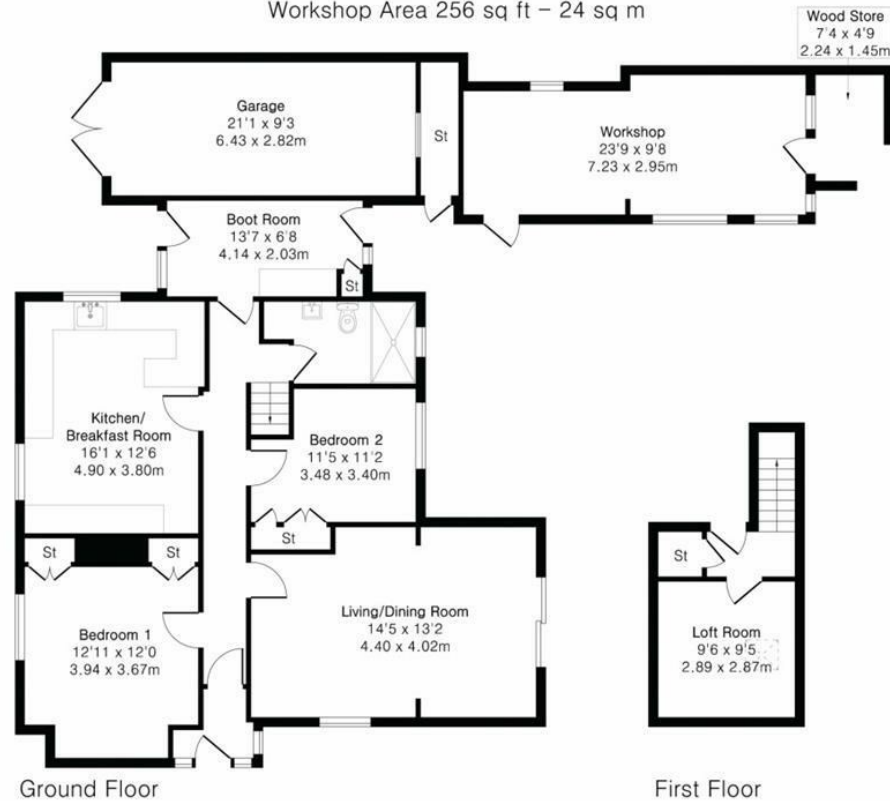
**Approximate Gross Internal Area 1164 sq ft - 108 sq m
(Excluding Garage & Workshop)**

Ground Floor Area 1025 sq ft – 95 sq m

First Floor Area 139 sq ft – 13 sq m

Garage Area 223 sq ft – 21 sq m

Workshop Area 256 sq ft – 24 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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