



Station Road, Kennett, CB8 7QD

CHEFFINS

Station Road

Kennett,
CB8 7QD

- Detached Family Home
- Five Minute Walk to the Railway Station
- Flexible Accommodation
- Double Glazed
- Oil Fired Central Heating
- Lots of Off Road Parking
- Easy Access to the A11/A14

A modern 3/4 bedroom detached home in the popular and sort after village of Kennett. Accommodation is flexible with two bedrooms on the first floor and two further bedrooms on the ground floor that could work as office space or additional reception rooms. There is ample off road parking for several cars and an enclosed rear garden.

4 2 1



Offers In Excess Of



LOCATION

KENNETT and neighbouring Kentford are ideally placed 4 miles north-east of Newmarket, 18 miles north-east of Cambridge and 10 miles west of Bury St Edmunds. London is within easy access via the A11 and M11. Local amenities include a primary school, Post Office and general store, 2 public houses/restaurants and railway station providing access to Cambridge, Ipswich, Norwich and London.

ENTRANCE HALL

with entrance door, stairs to first floor.

LIVING/DINING ROOM

with a multi-fuel burner with ceramic hearth, double glazed doors to the rear garden.

KITCHEN

with a range of base and wall mounted units with work surfaces over, stainless steel sink and drainer, floor mounted oil fired boiler, space for fridge/freezer, space and plumbing for washing machine, integrated electric hob and double oven.

BEDROOM 3

with a fireplace (currently boarded off) with hearth and surround.

SHOWER ROOM

with a low level WC, pedestal mounted hand wash basin with tile surround, a double width shower cubicle with shower over.

INNER HALLWAY

leading to;

STUDY/BEDROOM 4

with a storage cupboard, door leading to;

CLOAKROOM

with low level WC and pedestal mounted hand wash basin.

FIRST FLOOR**LANDING**

with airing cupboard, access to the loft space which is part boarded with power and light.

BEDROOM 1

with under eaves storage cupboard.

BEDROOM 2

with a built-in wardrobe.

BATHROOM

with a low level WC, side panel bath with electric shower over, pedestal mounted hand wash basin, tiled surround, heated towel rail.

OUTSIDE

To the front of the property is a large double driveway providing off-road parking for several cars, flower and shrub borders and a gated side access .

The rear garden is fully enclosed and mainly laid to lawn with flower and shrub borders, wildlife meadow, greenhouse, paved patio, shed with power and light, outside tap.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - D

Property Type - Detached House

Property Construction - Brick with Tiled Roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 1488

Parking - Driveway

Utilities / Services

Electric Supply - Mains

Water Supply - Mains

Sewerage - Private Septic Tank


Heating sources - Oil fired boiler and radiators and a multi-fuel burner in the living room.

Broadband Connected - Yes

Broadband Type - Currently fibre to the cabinet is connected but fibre to the property is available.

Mobile Signal/Coverage - Likely with EE, O2 and Vodafone



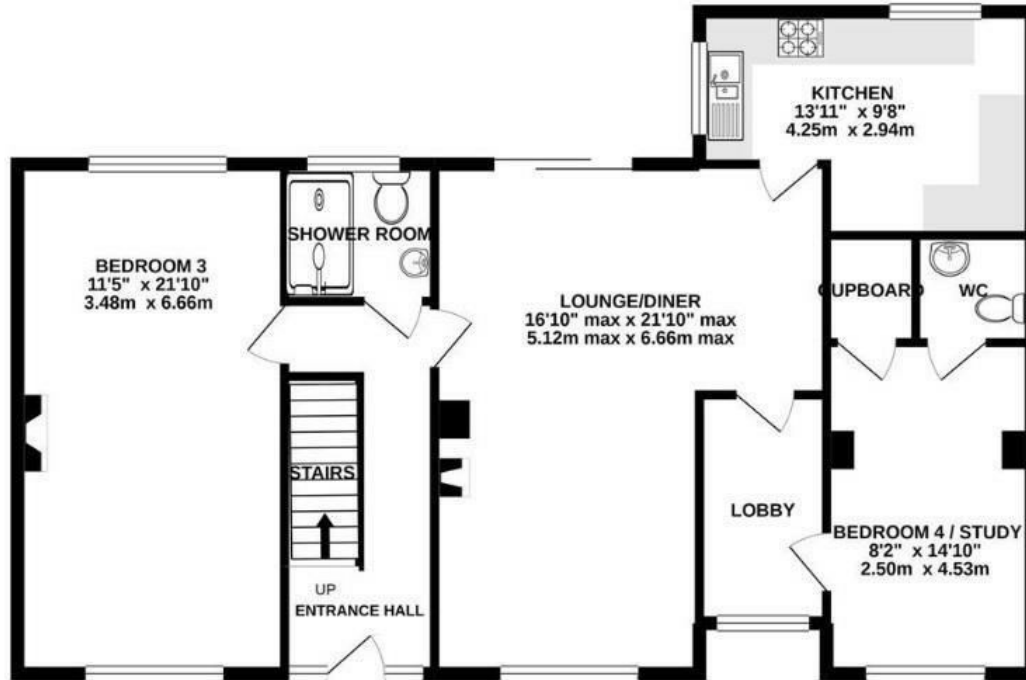
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



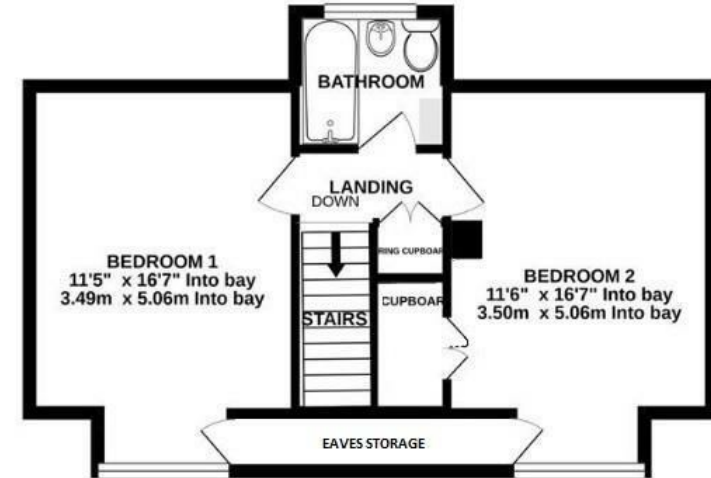
Offers In Excess Of £447,500
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - East Cambridgeshire



GROUND FLOOR
1019 sq.ft. (94.7 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1488 sq.ft. (138.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Black Bear Court High Street, Newmarket, CB8 9AF
01638 663228 | newmarket@cheffins.co.uk | cheffins.co.uk



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.