



Regal Cottage, Bury Road, Kentford, CB8 7PT

CHEFFINS

Regal Cottage, Bury Road

Kentford,
CB8 7PT

- Grade 2 Listed Detached Cottage
- 4 Bedrooms - 1 Ensuite
- Large Kitchen/Dining Room
- Double Garage with Annexe
- Enclosed Rear Garden

A beautifully presented Grade 2 listed detached cottage located in this popular village. The property offers exceptional character throughout and benefits from 4 bedrooms with 1 ensuite, 2 reception areas, a large kitchen/dining room and a separate utility room. Additional features include an enclosed rear garden, large driveway and a detached double garage with annexe accommodation over. Viewing Recommended.

4 2 1

Guide Price £650,000





LOCATION

KENTFORD and neighbouring Kennett 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.

RECEPTION HALL

with an inglenook fireplace with open fire and stone hearth, exposed timber beams, stairs leading to the first floor.

LIVING ROOM

with a large Inglenook Fireplace with inset gas stove.

KITCHEN/DINING ROOM

with a range of wall and base units with worktops over, gas Rangemaster range style cooker with extractor hood over, integrated dishwasher, butler style sink, tiled flooring, stable door to the rear garden, stairs leading to the utility room.

UTILITY ROOM

with fitted base and wall mounted cupboards with worktops over, inset stainless steel sink, space and plumbing for washing machine and tumble dryer.

REAR HALLWAY**CLOAKROOM**

with a low level WC, hand wash basin vanity unit, tiled flooring.

PRIMARY BEDROOM**ENSUITE SHOWER ROOM**

with a walk-in double shower cubicle with tiled walls, low level WC, hand wash basin inset in vanity unit, tiled flooring and heated towel rail.

BEDROOM 3**FIRST FLOOR****LANDING****BEDROOM 2**

with built-in wardrobes.

BEDROOM 4

with built-in cupboards.

BATHROOM

with a modern bathroom suite comprising a walk-in double shower cubicle, freestanding bath, low level WC, hand wash basin, tiled flooring.

OUTSIDE

To the front of the property is an attractive garden area laid to lawn with mature trees and hedges and a gated paved pathway leads to the front entrance door. To the right hand side of the property is a gravel driveway shared with the adjoining property which leads to the double garage.

To the rear of the property is an enclosed garden mainly laid to lawn with a patio area, mature flower and shrub beds and hedges. A pathway leads from the patio, under a rose bush covered pergola, to a further patio seating area, gated side access and access to the annexe accommodation.

DOUBLE GARAGE

A large double garage with water supply, power and light and an electric car charging point. External staircase leads to;

ANNEXE

with a small kitchen area with sink and oven, velux window to side aspect.

Separate cloakroom with low level WC and hand wash basin.

Electric heating system, power, light, water and drainage connected.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - E

Property Type - Detached Cottage

Property Construction - Timber, blockwork and lathe and plaster. Thatched and slate roof.

Number & Types of Room - Please refer to the floorplan
Square Footage - 1819.1

Parking - Double Garage and Driveway

Utilities / Services

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - LPG (The tank is located underground in the rear garden and is owned by the current provider, Flogas, a standing charge of 41p a day is required (approx. £150 per year))

Broadband Connected - Yes Ultra Fast

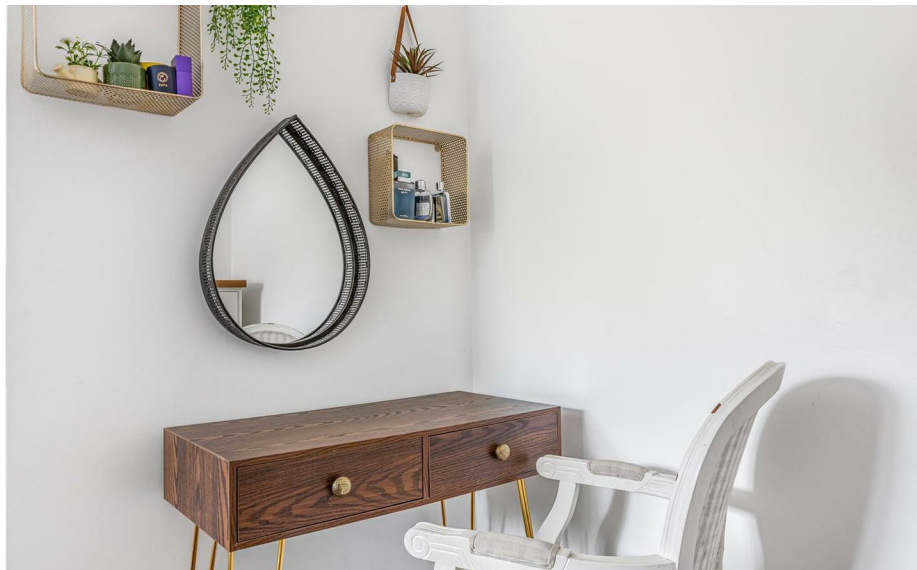
Rights of Way, Easements, Covenants - The driveway to the right hand side of the property is shared with the adjoining neighbour. Any maintenance costs for this driveway is shared between the two properties.

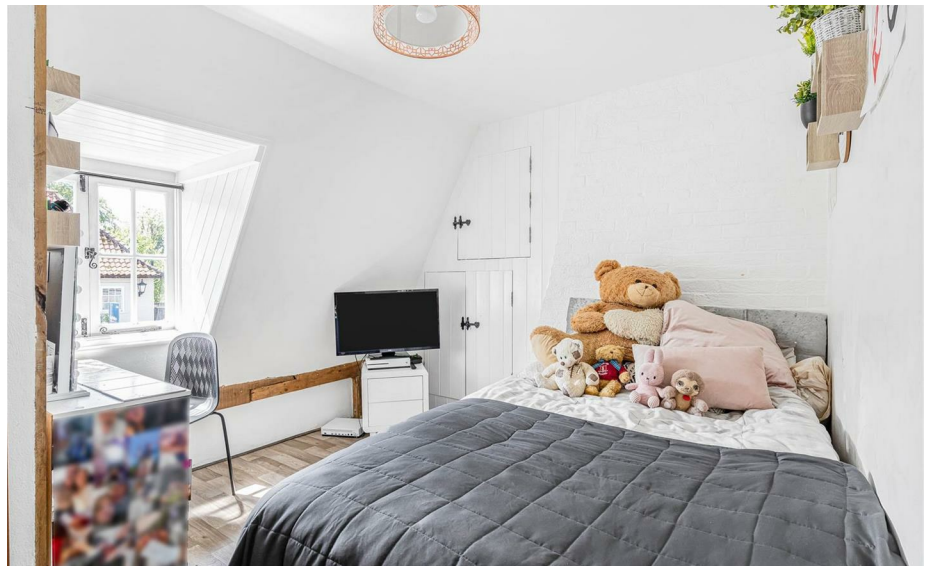
Restrictions - We have been made aware this property does contain restrictive covenants - please refer to the land registry title highlighted in the property overview for more information.

Listed - Grade 2 Listed

Building Safety - The vendor has made us aware that, to the best of their knowledge, there is no asbestos or unsafe cladding present at the property and the property is not at risk of collapse.

Accessibility / Adaptations - The vendor has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.









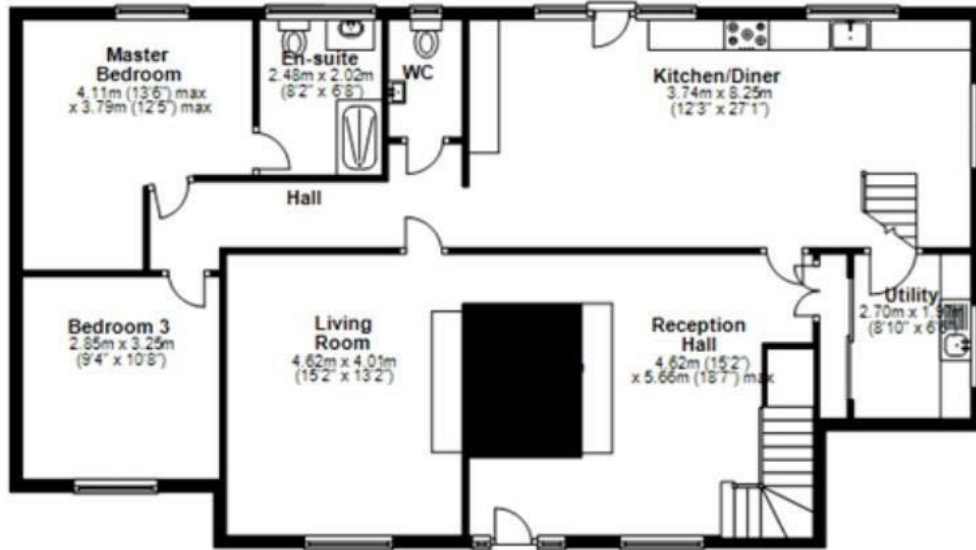
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			72
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



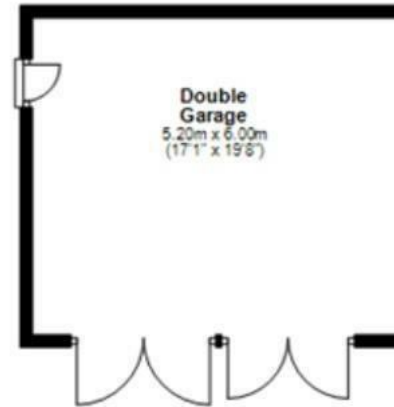
Guide Price £650,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - West Suffolk



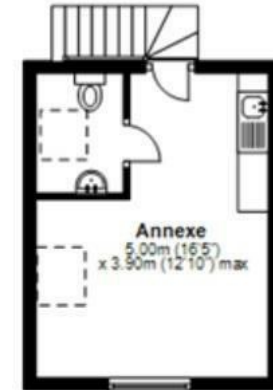
Ground Floor
 Approx. 154.9 sq.m (1666.8 sq.ft)



Ground Floor



First Floor



First Floor
 Approx. 74.4 sq.m (800.9 sq.ft)





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