



Station Road, Kennett, CB8 7QF

CHEFFINS

Station Road

Kennett,
CB8 7QF

4 2 1

Guide Price £395,000

- 3/4 Bedrooms
- Detached House
- Spectacular Views
- Well Presented & Spacious
- Close to the Railway Station
- Fitted Kitchen
- NO UPWARD CHAIN

An exceptional detached property in this ever popular village of Kennett within walking distance of the railway station. Accommodation offers 3/4 bedrooms, living room, fitted kitchen, 2 bathrooms, a garage and additional off-road parking for several cars. The rear garden has views over open countryside and paddocks. NO CHAIN.





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 front entrance door, stairs leading to the first floor, under stairs storage cupboard.

LIVING ROOM

KITCHEN

A double aspect room with a range of base and wall mounted units with work surfaces over, stainless steel sink and drainer, space for cooker and fridge/freezer, space and plumbing for washing machine and dishwasher, door leading to the side.

SHOWER ROOM

with hand wash basin with storage below, low level WC, double width shower cubicle with shower over, heated towel rail.

BEDROOM 1

with 2 double built-in wardrobes.

FIRST FLOOR

LANDING

with airing cupboard, access to the loft space.

BEDROOM 2

with a built-in wardrobe.

BEDROOM 3

with a built-in wardrobe.

BEDROOM 4

with a built-in wardrobe.

BATHROOM

with a low level WC, pedestal hand wash basin, side panel bath, separate shower cubicle.

OUTSIDE

To the front of the property is a large gravel driveway providing off-road parking for several vehicles. To the right hand side of the property is a fenced area leading to a GARAGE with power and light.

To the rear is an enclosed garden mostly laid to lawn with flower and shrub borders, enjoying views over the over open countryside and paddocks.

AGENTS NOTE

Please note the outside bar and garden office are excluded from the sale (potentially available by separate negotiation).

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - C

Property Type - Detached House

Property Construction - Standard Brick

Number & Types of Room - Please refer to the floorplan

Square Footage - 1248.61

Parking - Garage & Driveway

Utilities / Services

Electric Supply - Mains

Water Supply - Mains

Sewerage - Shared Septic Tank

Heating sources - Oil fired heating

Broadband Connected - Yes

Broadband Type - Standard Broadband (Up to 24 Mbps download speed) Ultrafast Full Fibre Broadband (Up to 1800 Mbps download speed)

Mobile Signal/Coverage - O2 & Vodafone

Planning Permission - We advise all interested parties to check the East Cambridgeshire Planning Portal.

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

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 to the best of their knowledge, 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.

Please note the Land Registry title will need splitting as it is currently on one title with other surrounding properties/land that our client owns.

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





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

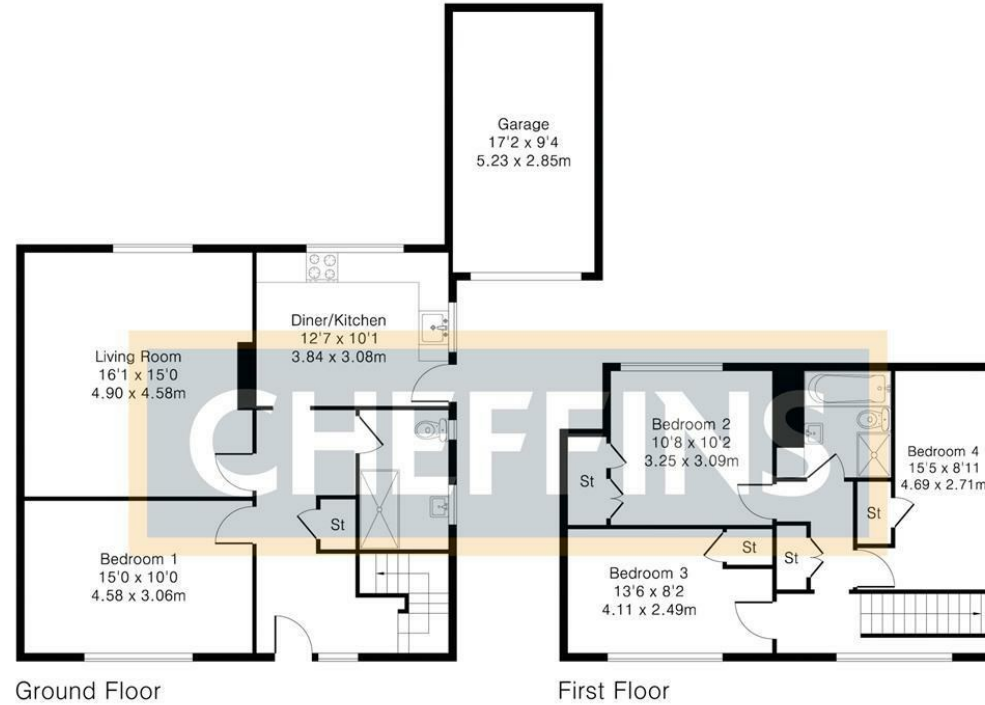


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 Local Authority - East Cambridgeshire





Approximate Gross Internal Area 1244 sq ft – 116 sq m
Ground Floor Area 737 sq ft – 69 sq m
First Floor Area 507 sq ft – 47 sq m
Garage Area 160 sq ft – 15 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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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.