



Bury Road, Kentford, CB8 7PR

CHEFFINS

Bury Road

Kentford,
CB8 7PR

- Detached Family Home
- 5 Double Bedrooms - 1 Ensuite
- 2 Reception Rooms plus a Study
- Enclosed Rear Garden
- Driveway & Double Garage
- NO CHAIN

A generously sized detached 5 bedroom property offered with NO CHAIN and ideally located for access to the A14, providing routes to Bury St Edmunds and Cambridge. Offering over 2,300 sq ft of internal living space, the property features a living room with a feature fireplace, a dining room overlooking the garden plus a study and well-appointed kitchen. The first floor benefits from 5 double bedrooms including a principal bedroom with an ensuite, alongside a family bathroom. Outside, the home benefits from a sizeable driveway, a double garage, and an enclosed rear garden. Viewing Recommended.

5 2 3



Guide Price £575,000



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.

ENTRANCE HALL

A spacious hall with an entrance door with glazed side screens to both sides, stairs leading up to the first floor, radiator.

KITCHEN

with a range of matching base and wall mounted cupboards with worktop over, composite sink and drainer, integrated double oven, electric hob with extractor hood over, space and plumbing for dishwasher, tiled splashbacks, tiled flooring, radiator.

DINING ROOM

with French doors leading to the rear garden, radiator.

LIVING ROOM

A double aspect room with an exposed brick feature fireplace with brick hearth, radiator, French doors to the rear garden and a window overlooking the side aspect.

STUDY

with a radiator and window to the front aspect.

UTILITY ROOM

with a range of matching base and wall mounted cupboards with worktop over, space and plumbing for washing machine, space for fridge/freezer, tiled flooring, glazed door and window overlooking the rear garden.

CLOAKROOM

with a low level WC, wash hand basin, radiator.

FIRST FLOOR**LANDING**

with a window to the rear aspect.

PRIMARY BEDROOM

A spacious double bedroom with window overlooking front aspect, radiator.

ENSUITE BATHROOM

with a low level WC, pedestal wash hand basin, panelled bath, walk-in shower cubicle, fully tiled walls and flooring, radiator, window to the front aspect.

BEDROOM 2

A double bedroom with window to the rear aspect, radiator.

BEDROOM 3

A double bedroom with window to the rear aspect, radiator.

BEDROOM 4

A double bedroom with window to the front aspect, radiator.

BEDROOM 5

A double bedroom with window to the rear aspect, radiator.

BATHROOM

with a low level WC, pedestal wash hand basin, panelled bath, walk-in shower cubicle, fully tiled walls and flooring, radiator, window to the front aspect.

OUTSIDE

To the front of the property is a good sized gravelled driveway, lawned area, side access into the rear garden.

To the rear of the property is an enclosed garden mainly laid to lawn with mature shrubs, a patio area and gate access to the front.

DOUBLE GARAGE

Brick built with up and over doors, pedestrian side access door.

SALES AGENTS NOTES


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









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £575,000
 Tenure – Freehold
 Council Tax Band – G
 Local Authority – West Suffolk







Approximate Gross Internal Area 2740 sq ft - 254 sq m

Ground Floor Area 1171 sq ft – 109 sq m

First Floor Area 1168 sq ft – 108 sq m

Garage Area 401 sq ft – 37 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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at:

<https://www.gov.uk/stamp-duty-land-tax>.

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

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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.

