



Church Lane, Kennett, CB8 7QG

CHEFFINS

Church Lane

Kennett,
CB8 7QG

- Individual Detached Bungalow
- 2 Bedrooms
- Sympathetically Extended Accommodation
- Modern Fitted Kitchen
- Attractive Gardens
- Garage & Driveway

A sympathetically extended 2 bedroom detached bungalow with a private East facing rear garden situated in a non-estate location in a popular village. The property is well presented and benefits from a generous living room with aspect over the garden, a modern fitted kitchen and dining room, 2 double bedrooms and a modern bathroom. Additional features include an attractive private garden, a garage adjoining the property and a generous block paved driveway to the front.



Guide Price £347,500





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 a part glazed entrance door.

LIVING ROOM

a double aspect room with a pair of French doors leading to the rear garden.

KITCHEN/DINING ROOM

with a range of fitted base and wall mounted units, worktops with inset sink, integrated stainless steel oven and grill with 4 burner gas hob, splashbacks and extractor hood over, tiled flooring, glazed door leading to the rear garden.

BEDROOM 1

with fitted wardrobes.

BEDROOM 2

BATHROOM

with a bath with shower over, hand basin, concealed cistern low level WC, part tiled walls and tile effect flooring.

OUTSIDE

The property is set back from the road behind a timber fence and with a generous herringbone patterned block paved driveway with ample parking for multiple vehicles and a front garden area laid to lawn with established shrubs and trees.

To the right hand side of the property is a GARAGE

with a steel up & over door to the front.

At the rear of the property is an enclosed East facing garden laid to lawn with established shrub and flower borders, paved patio area, timber shed and gated side access.

Sales Agents Notes

Tenure - Freehold

Council Tax Band - D

Property Type - Detached Bungalow

Property Construction - Standard Brick

Number & Types of Room - Please refer to the floorplan

Square Footage - 861.11

Parking - Garage & Driveway

Sewerage - Cesspit

Heating sources - Oil central heating

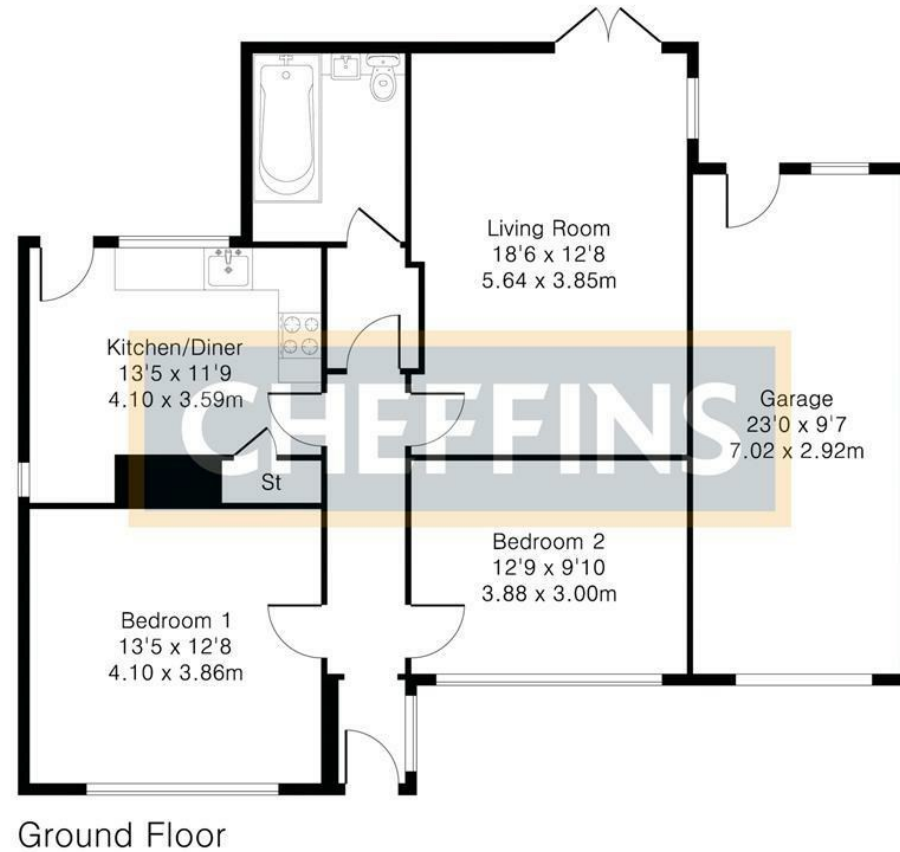
For more information on this property, please refer to the Material Information Brochure on our website.







Approximate Gross Internal Area 863 sq ft – 80 sq m
 Ground Floor Area 863 sq ft – 80 sq m
 Garage Area 221 sq ft – 20 sq m



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(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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 Tenure - Freehold
 Council Tax Band - D
 Local Authority - East Cambridgeshire



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.