



5C Pilgrim Court

Kennett, CB8 8FA

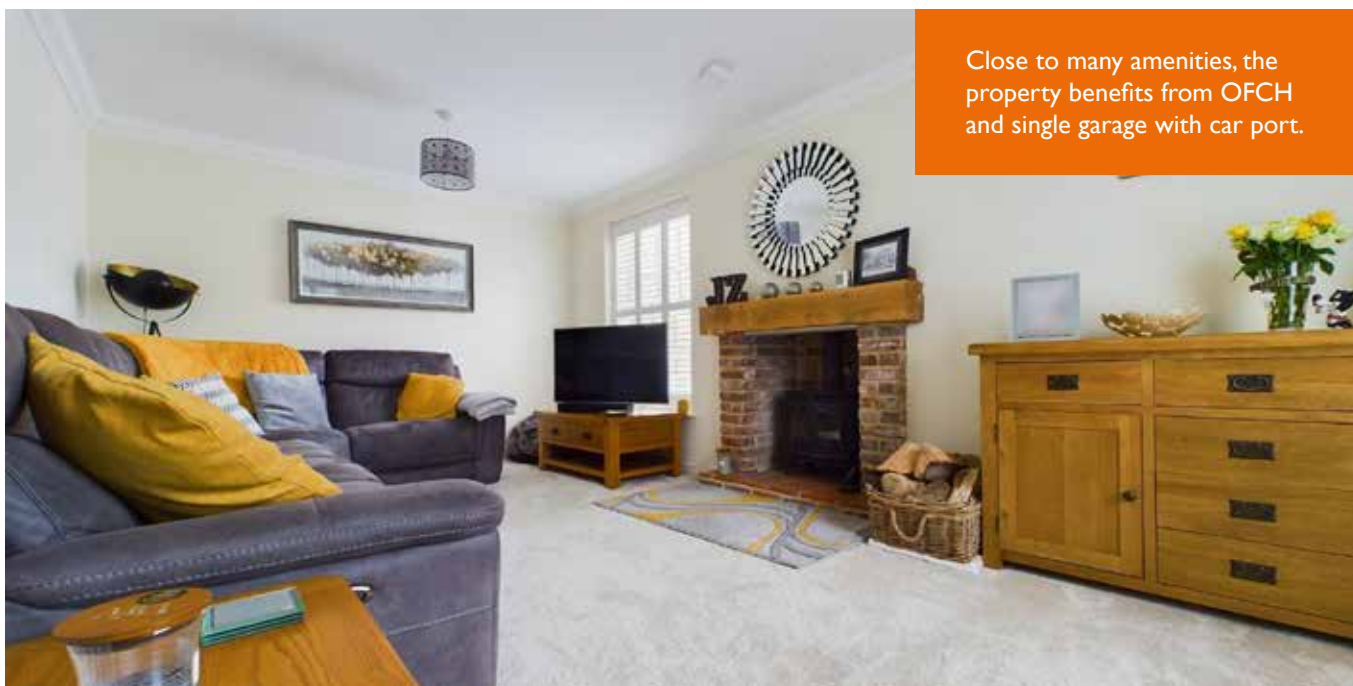
ML Property are delighted to offer for sale this superbly presented 4 bedroom property situated within a popular residential area of Kennett.

price OIEO
£400,000

at a glance...

- 4 Bedroom end terrace house
- Situated on the edge of a popular residential area
- Walking distance to local amenities
- Master Bedroom with en-suite
- Oil fired central heating
- Enclosed rear garden
- Good access to A11 and A14
- Catchment area for popular primary schooling





Close to many amenities, the property benefits from OFCH and single garage with car port.





property

The property as previously mentioned is superbly presented and affords the following accommodation - hallway, cloakroom, kitchen/diner area with fully fitted kitchen with integrated appliances and granite work surfaces and living room with log burner. On the first floor there is a master bedroom with en-suite shower room, three further bedrooms and a family bathroom.

Externally the property has a driveway with parking under a carport leading to a single garage with well presented front gardens with pathway to the front door. The rear garden is fully enclosed partly laid to lawn with a decking area and personal door to the garage.

We strongly advise a viewing of the property to not only appreciate the presentation but the space on offer.

location

Kennett which is just five miles from Newmarket. This highly accessible Suffolk village is served by a range of local amenities including a village hall, shop/Post Office, petrol station, two public houses and church. For the commuter, the adjoining village of Kennett benefits from a train station with a branch line connection to Cambridge and Ipswich. The nearby towns of Newmarket and Bury St Edmunds offer a wide range of local facilities including shopping, hotels, restaurants, schools and leisure facilities, with health clubs, swimming pools and a golf club. Cambridge is approximately eighteen miles away and has excellent schools, shopping and other facilities. There is easy access to the A14, A11 and M11 and via these to the national road network. Cambridge, Audley End and Whittlesford offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately fifty minutes drive.





ground floor

Hallway	
Cloakroom	
Living Room	18' 4" x 10' 10" (5.59m x 3.30m)
Kitchen/Diner	18' 3" x 17' 0" (5.57m x 5.17m)

first floor

Master Bedroom	11' 2" x 11' 2" (3.41m x 3.41m)
En-Suite Shower Room	
Bedroom 2	11' 1" x 9' 11" (3.39m x 3.03m)
Bedroom 3	19' 7" x 9' 8" (5.97m x 2.94m)
Bedroom 4	11' 3" x 6' 11" (3.42m x 2.10m)

services

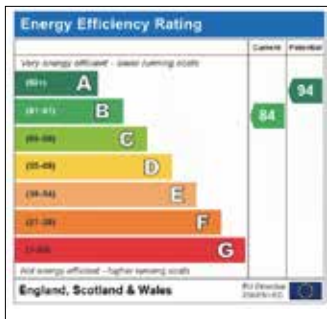
Mains water, electricity and sewage. Heating is provided by an oil fired boiler serving radiators throughout.

Local Authority Mid Suffolk District. Council - Council Tax Band D.

agent notes

There is a yearly estate charge and more details of this can be acquired from the selling agent..





The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.



ML Property Consultants
2 Front Street, Mendlesham,
Stowmarket, Suffolk IP14 5RY

01449 766120
matt@mlproperty.co.uk

find us...
rightmove

www.mlproperty.co.uk

