



Risbridge Drive, Kedington, CB9 7ZE

CHEFFINS

Risbridge Drive

Kedington, Kedington,
CB9 7ZE

- Significantly Improved Family Home
- Desirable Cul De Sac Location
- Stunning Open Plan Kitchen / Diner
- Study
- Master Bedroom With En Suite
- Generous Driveway
- Popular Village Location
- Freehold

A rarely available and exceptional example of a four bedroom detached family home situated on a desirable residential cul de sac in the village of Kedington. The property boasts a wealth of space including a stunning open plan Kitchen / Dining Area with bi fold doors to the garden, Study, master bedroom with en suite facilities and generous driveway providing ample off road parking. (EPC C)



Guide Price £549,999





LOCATION

Kedington is a conveniently positioned, attractive and well served Suffolk village. The 14th century Grade I Listed Church of St Peter and St Paul betrays the history of the village, but most of the current residential buildings are from the 16th Century onwards. Significant expansion in the twentieth century has brought excellent facilities including a well regarded butchers, general store and further shops. There is a primary school, public house, a recreation ground and public amenity meadows. More comprehensive facilities are available in the nearby town of Haverhill (around 3 miles). Newmarket is approximately 12 miles north, with the University city of Cambridge approximately 20 miles away. There are mainline rail stations to London at Audley End (around 16 miles) and Cambridge. London Stansted airport is around 30 miles away.

GROUND FLOOR

ENTRANCE HALL

WC

Fitted with a two piece suite comprising of low level WC, wash hand basin, heated towel rail and extractor fan.

STUDY

Window, radiator.

LIVING ROOM

Window, radiator, feature electric fireplace, double doors to Kitchen / Dining Area.

DINING AREA

Open plan to the Kitchen with Bi Folding doors to the garden, two radiators.

KITCHEN

Stunning re-fitted Kitchen with a matching range of base and eye level units, Breakfast Bar providing additional seating area. Integrated dish washer, space for fridge freezer, wine cooler, double oven, microwave, four ring gas hob, window, radiator.

UTILITY/BOOT ROOM

Fitted cupboards, plumbing for washing machine, window, radiator, door to garden.

FIRST FLOOR

BEDROOM ONE

Fitted wardrobes, Air conditioning Unit, window, radiator, door to

ENSUITE

Fitted with a three piece suite including shower enclosure, pedestal wash basin, low level WC, heated towel rail, extractor fan, obscure window.

BEDROOM TWO

Window, radiator.

BEDROOM THREE

Window, radiator.

BEDROOM FOUR

Window, radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath, vanity wash basin, low level WC, heated towel rail, extractor fan, obscure window.

DOUBLE GARAGE / GAMES ROOM

The property has a double garage which is currently divided into two separate areas. The front of the garage is used for storage and has a personal door allowing access. The rear of the garage is currently used as a games room with power and lighting connected and a personal door allowing access. This would be quite straight forward to return to a double garage if required.

AGENTS NOTE

For more information on this property, please refer to the Material Information brochure that can be found on our website.

Special Notes:

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

VIEWINGS By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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 £549,999

Tenure - Freehold

Council Tax Band - E

Local Authority - West Suffolk



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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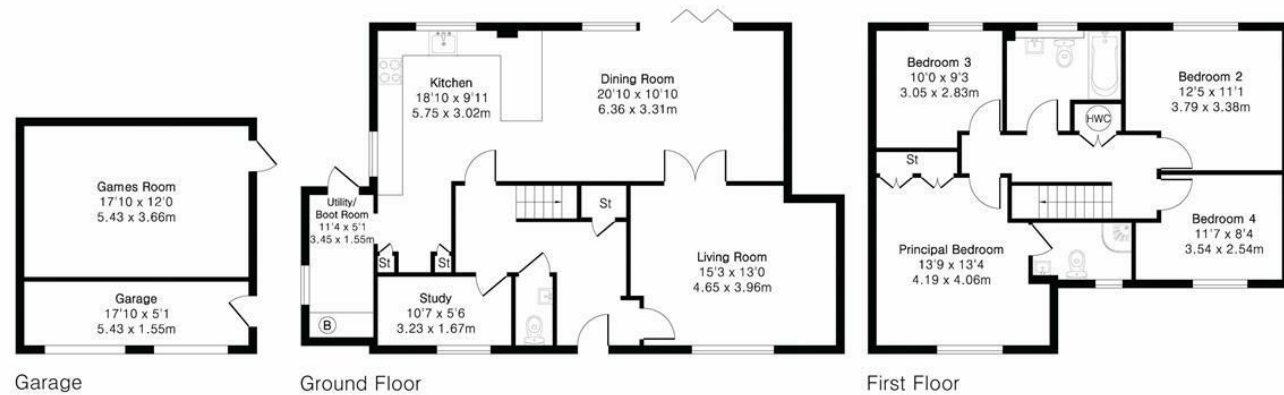
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

**Approximate Gross Internal Area 1619 sq ft - 151 sq m
(Excluding Garage)**

Ground Floor Area 912 sq ft - 85 sq m

First Floor Area 707 sq ft - 66 sq m

Garage Area 310 sq ft - 29 sq m



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